

■ DEVELOPMENT SITE ■ OFFICES ■ INDUSTRIAL ■ INVESTMENT ■ RETAIL

FOR SALE

OFFERS
INVITED

DEVELOPMENT LAND

894 HUDDERSFIELD ROAD, MIRFIELD WF14 9HS



RESIDENTIAL DEVELOPMENT

- Grounds of former Victorian Gentleman's Residence
- Planning consent has been granted for the development of 11 new build properties, being 4 detached and 7 townhouses
- Situated within the popular residential location of Mirfield close to all local amenities and accessible for Junction 25 of the M62 motorway network

T. **01484 530361**

www.bramleys.com



DEVELOPMENT LAND, 894 HUDDERSFIELD ROAD, MIRFIELD

RESIDENTIAL DEVELOPMENT

The development site is situated Mirfield just off the main Huddersfield Road in close proximity to the River Calder and within walking distance of all local amenities.

The property comprises the grounds of a former Victorian gentleman's residence and extends to approximately 2.27 acres, having outline planning consent granted for the development of the land into 11 properties comprising 4 detached houses with garages and 7 townhouses.

It is a rare opportunity to acquire development land of this calibre, in such a highly sought after residential location. The development in these grounds will provide the houses with an excellent aspect with the gardens being surrounded by mature trees.

ACCOMMODATION

Included within the sale are:-

Plots 1, 2 & 3 situated to the front left hand corner of the site and providing a row of 3 townhouses with extensive gardens.

Plots 4, 5, 6 & 7 comprise a row of 4 townhouses with large private gardens to the rear.

Plots 8, 9, 10 & 11 comprise 4 detached properties situated in a courtyard setting to the rear of the site with private gardens to the sides and rear surrounded by mature trees.

PLANNING

Planning consent was granted for this development under Planning application No. 2013/60/93196/E for the outline consent for the erection of 11 dwellings. The local authority is Kirklees Council, Kirklees Council Planning, PO Box B93, Civic Centre 3, Huddersfield HD1 2JR. 01484 414746. Email: planning.contactcentre@kirklees.gov.uk. All plans associated with this application/consent can be obtained via the Kirklees Planning Website, or can be viewed by appointment with the Agents.

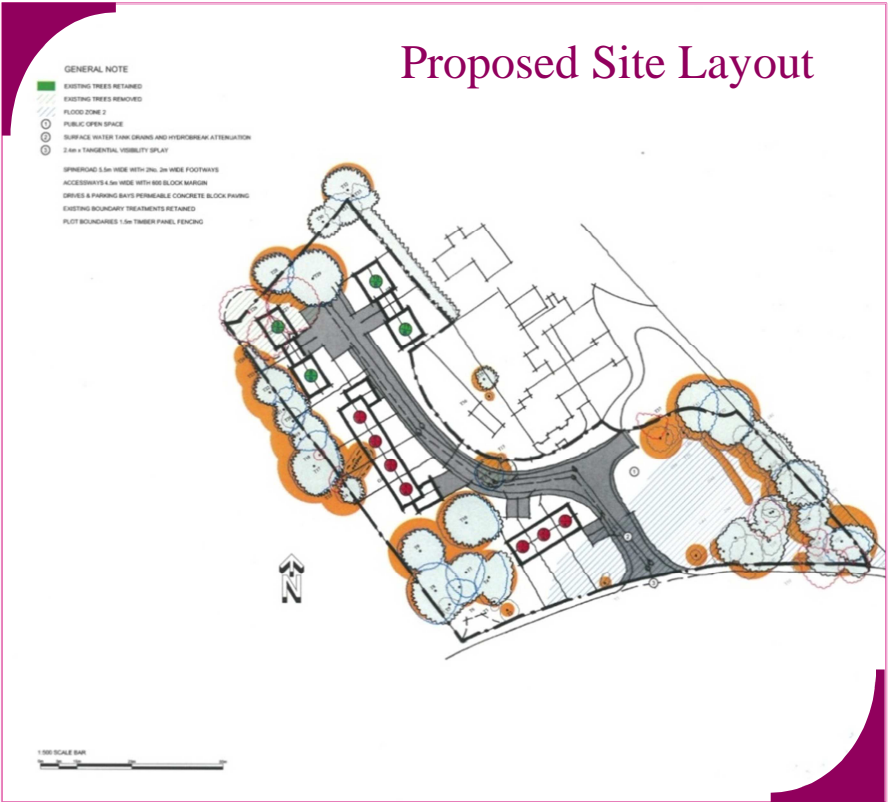
UTILITIES

YORKSHIRE WATER
PO Box 52
Bradford
BD3 7D

BRITISH GAS
Mountleigh Close
Bradford
BD4 6SP

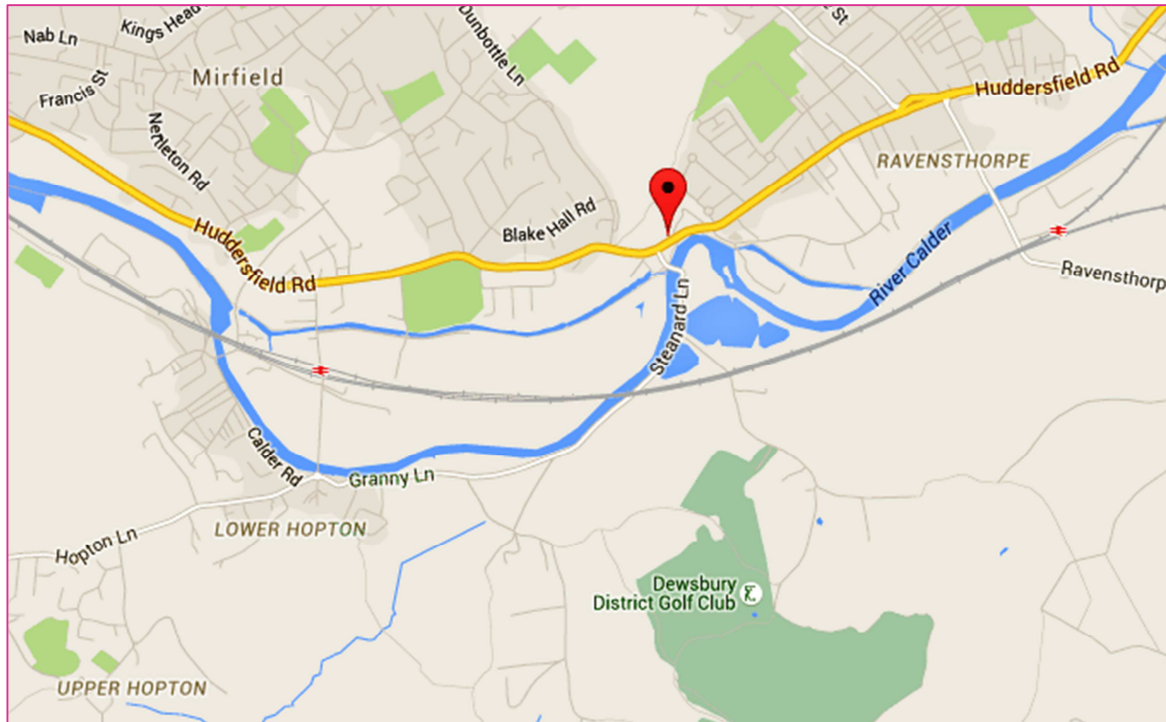
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RESIDENTIAL DEVELOPMENT



Location Plan

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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