bramleys
COMMERCIAL

For Sale

Development Land
Burn Road
Birchencliffe
Huddersfield

DEVELOPMENT OPPORTUNITY
WITH PLANNING PERMISSION FOR THE
DEVELOPMENT OF 20 DETACHED HOUSES
1.063 Hectares (2.63 Acres)

- *Positioned in a popular residential location*
- *Accessible for Junction 24 of the M62 motorway network and local amenities within Lindley village*
- *Consent granted under Application Ref No. 2018/60/91838/W for 20 Detached Houses.*

DESCRIPTION

The site comprises two adjoining parcels of land which extend in total to approximately 1.063 hectares (2.63 acres) and is positioned along Burn Road within the district of Birchencliffe.

The planning consent has been passed in respect of a development of 20 executive, detached houses, all of which are to be accessed via a single roadway leading from Burn Road and has a proposed total developable floor area of 34,550ft². Terms of a Section 106 agreement are in place with the local authority and a phase 2 ground investigation report has been obtained, copies of which are available from the Agents office on request.

The topographical nature of the site requires construction of retaining walls and across the site runs a culvert which the Estate road will pass over.

The availability of the site presents an excellent opportunity for a Developer to acquire land within existing planning permission and ground investigations undertaken in a sought after residential location.

LOCATION

Birchencliffe is positioned approximately 2.5 miles to the northwest of Huddersfield town centre and is approximately 0.5 miles to the southeast of Junction 24 of the M62 motorway network at Ainley Top. This is a popular residential location due to the easy access for the M62 making commuting for Leeds and Manchester easily accessible, in addition to being within close proximity of Huddersfield town centre and the amenities provided within Lindley village centre which is a short distance to the west.

The site is within the school catchment areas for Lindley C of E Infant School, Lindley Junior School and Salendine Nook High School.

LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council
Planning Service
PO Box B93
Civic Centre
Off Market Street
Huddersfield HD1 2JR

WATER AUTHORITY

Yorkshire Water
PO Box 52
Bradford
BD3 7YD

AVAILABLE DOCUMENTATION

Copies of the following documentation and agreements are available by request via the Agents.

- Decision Notice
- Flood Risk
- Highways
- Section 106
- Phase 2 Ground Investigation Report

All available documentation can be viewed on the local Planning Authority website.

PRICE

Offers in the region of £1,300,000.

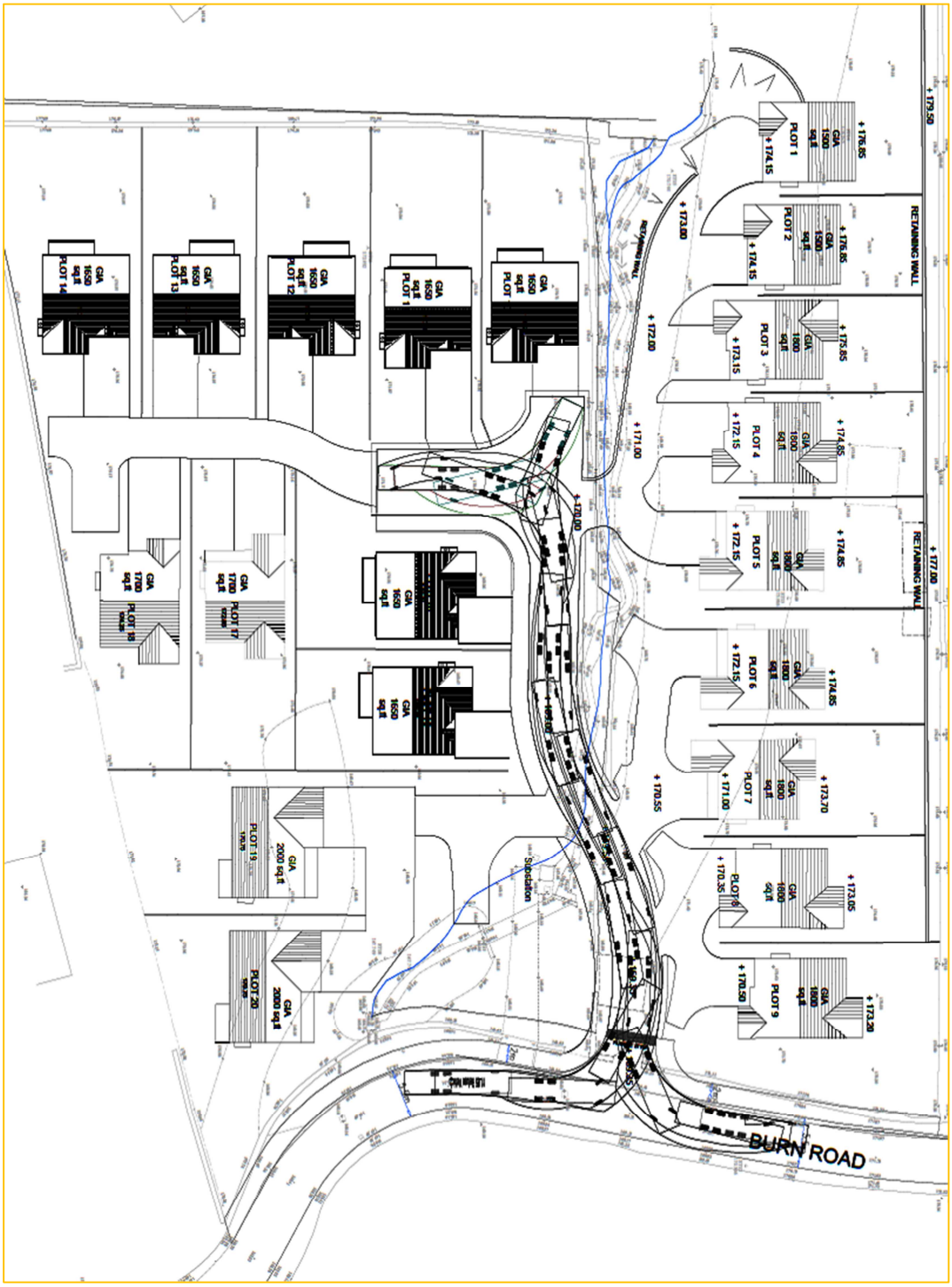
VAT

VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

TENURE

We are informed the site is freehold.

LAYOUT PLAN


PLOT 1
PLOT 2
PLOT 3
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PLOT 5
PLOT 6
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PLOT 8
PLOT 9
PLOT 10
PLOT 11
PLOT 12
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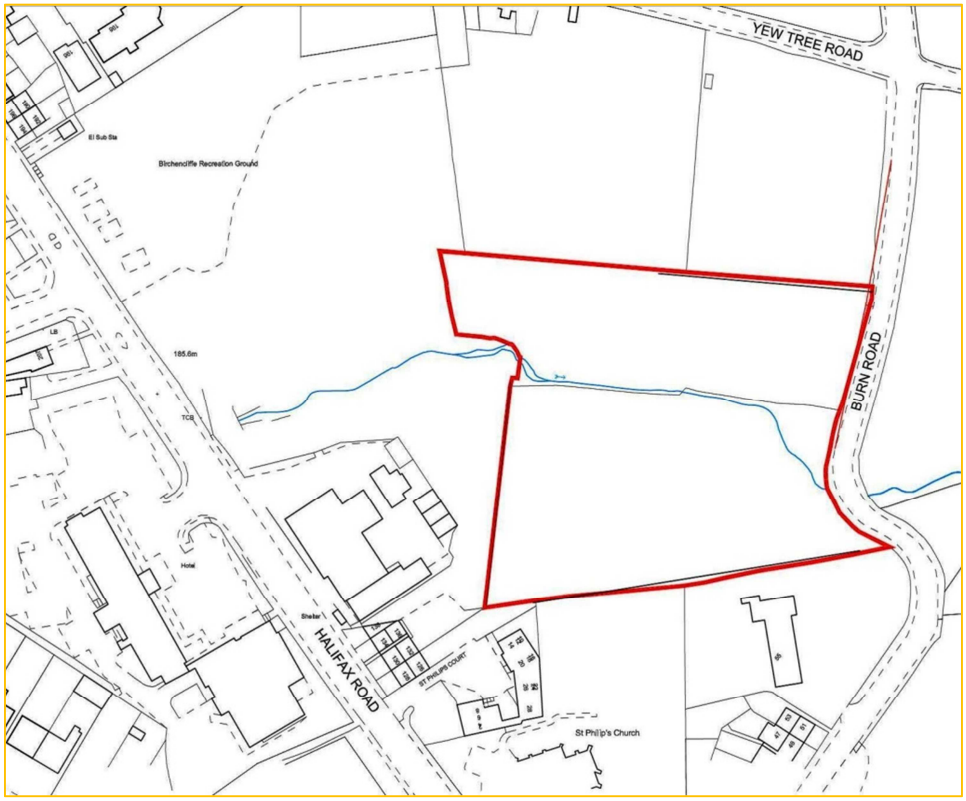
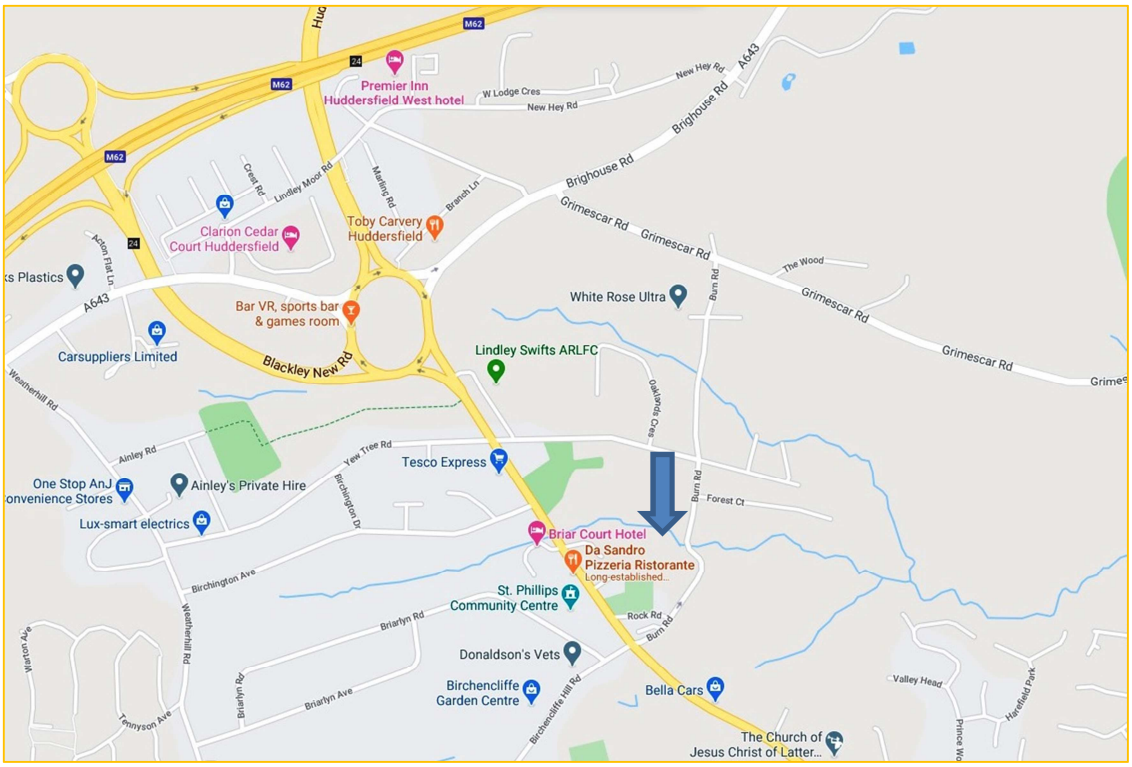
PLOT 15
PLOT 16
PLOT 17
PLOT 18
PLOT 19
PLOT 20
RETAINING WALL
Substation
BURN ROAD





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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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