



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

GREENFIELD 'TROPHY' SITE WITH RESIDENTIAL CONSENT

**LAND OFF STONEY BANK LANE, THONGSBRIDGE,
HOLMFIRTH, WEST YORKSHIRE, HD9 7LW**

2.43 ha (5.99 acres) or thereabouts



(The above is indicative only and please refer to plan on page 2)

- High quality residential development opportunity benefitting from outline consent
- Accessed off Stoney Bank Lane/Road in the centre of Holme Valley in a semi-rural affluent area
- Greenfield site in 'Last of the Summer Wine' country near Holmfirth

0113 2348999

Location

The site is situated to the west and north west of Stoney Bank Lane/Road which is just over 2km from the centre of Holmfirth and approximately 1km from New Mill village centre.



The Holme Valley area continues to be much sought after from a residential perspective and the site is situated approximately 6 miles to the south of Huddersfield town centre. The Holme Valley area also enjoys access across the Pennines to Manchester as well as south to the Sheffield and Barnsley areas (including access to the M1 motorway).

Description

The site comprises roughly rectangular pasture land bounded by drystone walls and has previously been used for grazing. There is agricultural grazing land to the west of the site (the stone boundary wall with this land is owned by the adjacent land owners) and to the north woodland bounded by a watercourse.

To the east of the site there are affluent properties being adjacent to Stoney Bank Road/Lane. The site has an even fall from south west to north east towards the watercourse on the northern boundary.



Total Site Area

2.43 ha (5.99 acres) or thereabouts

The total site area includes 0.4 ha (1 acre) or thereabouts of public open space.

Planning

The site secured from Kirklees Metropolitan Council an outline consent for residential development (application number 2014/93248) dated 02 December 2015.

The Section 106 agreement includes a contribution to New Mill Junction Improvements and Springwood Road traffic calming.

Access

The outline consent secured from Kirklees MC includes access to the site via Stoney Bank Lane.

The disposal of the site is conditional upon the successful purchaser providing a vehicular right of way into the paddock along the western boundary of the site.

Additional Information

Additional information regarding the site is available upon request and includes:-

- Site and title plans
- Copy of planning consent & Section 106 Agreement
- Phase 1 & 2 ground investigation reports
- Service plans and relevant information
- Topographic survey

Prospective purchasers should satisfy themselves with regard to all planning matters direct with the local authority, Kirklees MC Tel: 01484 221000.

Method of Disposal

The site is to be sold by way of an informal tender with all offers – either unconditional or subject to Reserved Matters – to be submitted to the joint agents by no later than Friday 19 February 2016.

All offers should include an indicative site layout plan, statement with regard to the proposed development and clarifications of any conditions attached to the offer submitted (including timescales for exchange of contracts/completion, funding and any Board approval process).

VAT

All prices are quoted exclusive of VAT (if applicable).

Additional Information/Site Inspection/Enquiries

Strictly through the sole joint agents:-

Michael Steel & Co
Alec Michael

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Steven Robinson Property
Steven Robinson

Tel: 07771 596504
info@luxelettings.com

Our Ref: 2027/A/M
December 2015

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.