



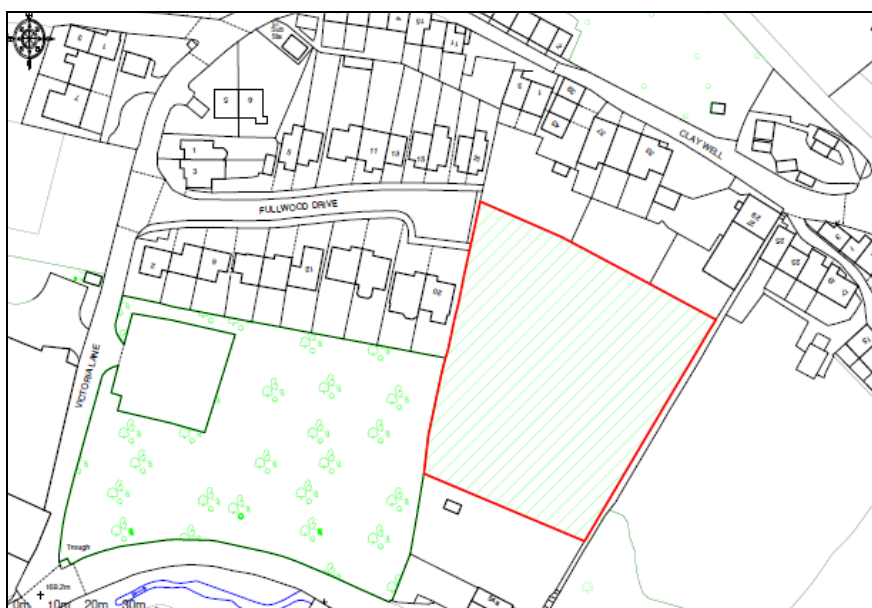
Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

RESIDENTIAL DEVELOPMENT LAND WITH OUTLINE CONSENT

LAND ON FULLWOOD DRIVE, GOLCAR,
HUDDERSFIELD, HD7 4JH

0.39 ha (0.97 acres) or thereabouts



- Regularly shaped residential development site in a popular location
- Situated only a short distance to the south of Golcar village centre and only 2 miles from M62 (junction 23)
- Benefitting from outline consent for 8 dwellings

0113 2348999

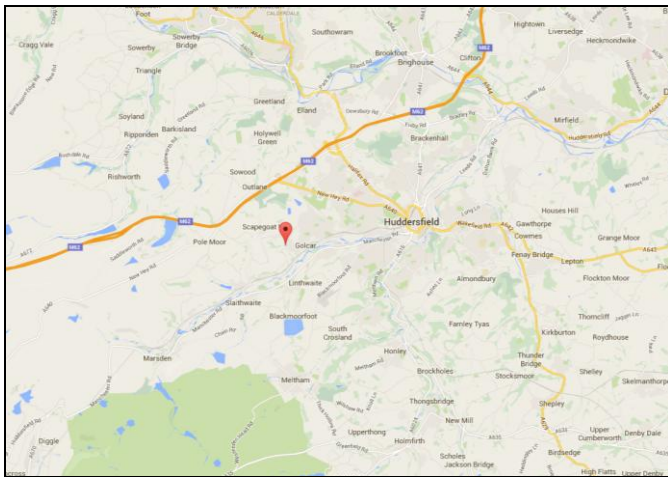
Location

The site is situated at the end of Fullwood Drive, with access via Victoria Lane. The site is within walking distance of Golcar village centre with Golcar being conveniently located off the main A62 Manchester Road with access via Milnsbridge/B6111 Scar Lane.

Golcar is an attractive village less than 4 miles to the west of Huddersfield town centre and does benefit from accessibility to junction 24 and 23 (west only) with the latter being approximately 2 miles to the north (at its intersection with the A640 New Hey Road).

Description

The site is regularly shaped and sloping with access off Fullwood Drive. Fullwood Drive is an adopted roadway and the site is within a Conservation Area with various protected trees in the Fullwood Drive area.



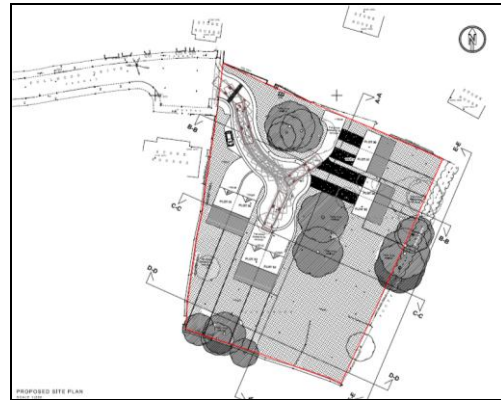
Total Site Area 0.39 ha (0.97 acres) or thereabouts

Services

No tests have been carried out in respect of services and therefore all prospective purchasers should rely upon their own enquiries.

Planning

In August 2014 the site secured from Kirklees MC an outline consent for 8 dwellings (within a Conservation Area) being application 2014/60/90450/W.



A copy of the planning consent is available upon request along with additional information submitted as part of the planning application, which includes:-

- Decision Notice
- Design & Access Statement
- Drainage Assessment
- Ecological Appraisal
- Phase I Desk Study
- Arboricultural Report

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

Price

Seeking offers in the region of £400,000.

VAT

The price is quoted exclusive of VAT and VAT to be charged if applicable.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the completing of the conveyance.

Additional Information/Enquiries

Strictly through the sole agents:-

Michael Steel & Co
Alec Michael

Tel: 0113 234 8999
alec@michaelsteel.co.uk

Our Ref: 1915/A/M
April 2016

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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www.michaelsteel.co.uk

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.