



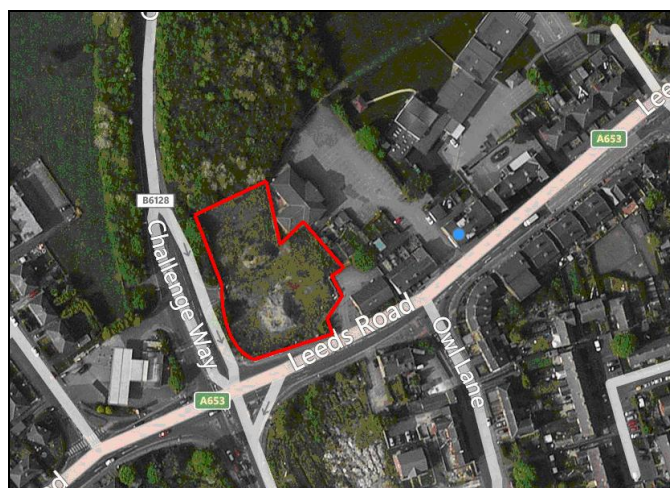
Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

# **HIGHLY PROMINENT DEVELOPMENT SITE**

**639 LEEDS ROAD, SHAW CROSS,  
DEWSBURY, WEST YORKSHIRE, WF12 7HP**

0.3 ha (0.75 acres) or thereabouts



- High profile former petrol filling station development site with significant prominence to main A653 Leeds Road
- Strategically located between Dewsbury town centre and Junction 28 of M62 & Junction 40 of M1 at Shaw Cross
- Potentially suitable for a variety of uses including retail, leisure, commercial & residential uses (subject to planning & restrictive covenant)

**0113 2348999**

## Location

The site is situated in a highly prominent location on the junction of the main A653 Leeds Road with the B6128 Challenge Way approximately 1.5 miles to the north east of Dewsbury town centre. The B6218 Challenge Way/Grange Road links to the A652 Bradford Road, which has over recent years witnessed significant development which includes the highly successful Redbrick Mill, Batley Mill Village and the recent conversion of the former Frontier/Batley Variety Club to JD Sports.

Aswell as being well located for the North Kirklees/heavey woollen district, the site is only 2 miles from Junction 28 of the M62 and Junction 40 of the M1 to the north east and south east respectively.

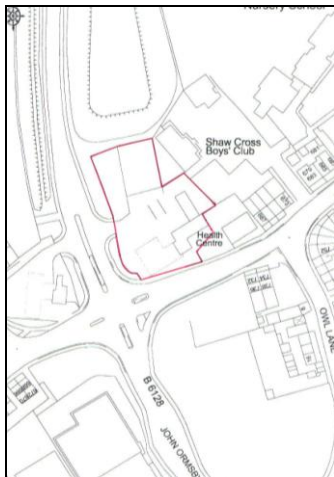
The immediate area is a mix of industrial, residential, retail and commercial uses which does include Dewsbury Rams Rugby League Stadium and the popular Shaw Cross Business Park.

## Description

The site comprises a former petrol filling station which was decommissioned approximately 10 years ago and now comprises a roughly level development site with large and prominent frontage to Challenge Way and in particular the A653 Leeds Road (which directly links Dewsbury town centre with junction 28 of the M62 at Tingley/Morley).

## Site Area

639 Leeds Road is situated on a total site area of 0.3 ha (0.75 acres) or thereabouts.



## Services

We are advised the former filling station benefited from all main services though these have now been disconnected. Therefore we are unable to comment as to their condition or capacity of any services connected to the site.

## Planning

In 1999 (application number 99/62/91394/E2) the site secured a change of use for erection of fast food diner.

The site subsequently gained a planning consent in December 2004 for the erection of 30 residential dwellings (application number 2004/62/93096/E2).

Most recently the site secured a change of use from Kirklees MC for the creation of a paving centre and associated products (application number 2009/441/90523/E2).

The site could potentially be suitable for a variety of retail/quasi retail, leisure, fast food/public house, restaurant, residential or commercial uses (subject to requisite consents). However we are advised there are restrictions on the site against a future use as a PFS and as a convenience store.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC, 01484 221000).

## Price

Seeking offers in the region of £700,000.

## VAT

The price is exclusive of VAT, if applicable.

## Legal Costs

Each party to be responsible for their own reasonable legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

**Our Ref: 1191/A/M**  
April 2018

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
[www.michaelsteel.co.uk](http://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.