



Michael Steel & Co
PROPERTY CONSULTANTS

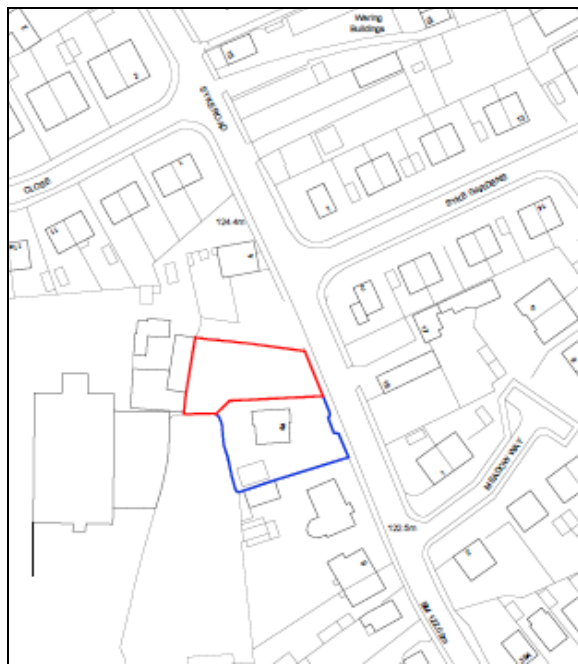


FOR SALE

CONSENTED SITE FOR SINGLE DWELLING

LAND ADJOINING 4A SYKE ROAD, TINGLEY,
WEST YORKSHIRE, WF3 1DA

561m² (0.13 acres) or thereabouts



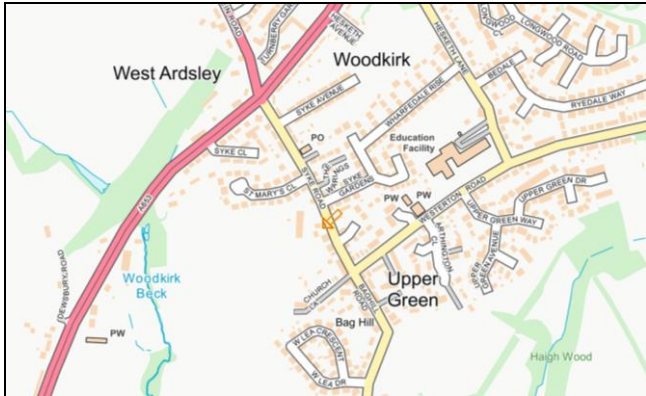
- Strategically located small development site on Syke Road
- Benefitting from outline consent for a single dwelling (incorporating a restriction for single dwelling only)
- Attractive opportunity for either builder or individual seeking to develop their own home – ***immediately available***

0113 2348999

Location

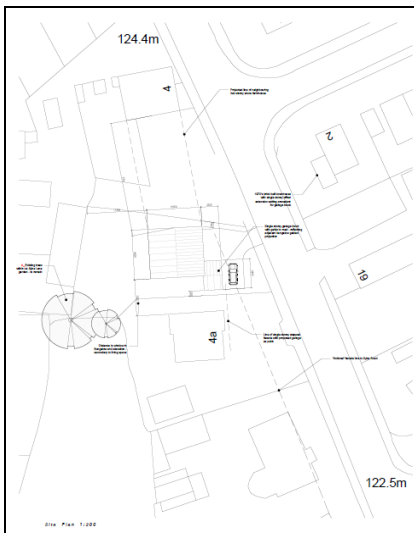
The site is situated adjoining 4a Syke Road which is the link between the A653 Dewsbury Road and the junction of Westerton Road with Baghill Road. The junction of the main A653 Dewsbury Road (dual carriageway) is only a short distance to the north west and provides good links to North Kirklees/Dewsbury town centre and in particular to junction 28 of M62 (Tingley).

To the south east (of the site) are connections to Westerton Road – which leads into West Ardsley - along with Baghill Road which connects with the main Batley Road.



Description

The site comprises a undeveloped single plot benefitting from an outline consent for development (application number 18/03320/OT).



Total Site Area **561m² (0.13 acres) or thereabouts**

Services

We are advised mains water, sewer drainage, electricity and gas are connected into Syke Road although no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Planning

The site secured in 2018 a consent in outline for a single dwelling (application number 18/03320/OT).

Additional information relating to the consent is available including:-

- Stage 1 Desk Study
- Flood Risk Management
- Coal mining report
- Planning statement

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

Restriction

The site has a restriction allowing it to be used for the erection of a single dwelling only.

Price

Seeking offers in excess of £165,000.

VAT

The price is quoted exclusive of VAT.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael

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

Our Ref: 2735/A/M
Updated March 2020

Subject to Contract



Michael Steel & Co
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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.