



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE – PRICE REDUCED**

## **CONSENTED RESIDENTIAL DEVELOPMENT SITE**

**DEWSBURY VALLEY VIEW, LEES HALL ROAD,  
THORNHILL LEES, DEWSBURY,  
WEST YORKSHIRE, WF12 0RH**

0.57 ha (1.4 acres) or thereabouts



- Residential development site which previously secured full consent for erection of 15 dwellings
- Benefitting from elevated position with extensive views overlooking Thornhill Lees and Savile Town
- Previous consent included no affordable/Section 106 obligations

**0113 2348999**

## Location

Dewsbury Valley View is positioned on the southern side of Lees Hall Road in Thornhill Lees, which is a predominantly residential area, only a short distance from Dewsbury town centre. Lees Hall Road is connected to the B6116 Slaithwaite Road which provides direct access to Savile Town and Dewsbury town centre.

Dewsbury Valley View is accessed immediately adjacent 61 Lees Hall Road (close to Elder Drive) and does benefit from a right of way between 29 and 31 Lees Hall Road (for the purpose of construction).

Dewsbury Valley View benefits from good road links to many arterial routes serving the North Kirklees area, and is within 5.5 miles of junction 40 of the M1 (to the north east of Ossett). Both Savile Town and Dewsbury town centre are within walking distance and the site is less than 4 miles from the affluent areas of Mirfield and Brierfield.

## Description

Dewsbury Valley View comprises a cleared sloping and elevated site which secured a planning approval for residential development. The site slopes from south to north and will provide infill development.

The immediate areas of Thornhill Lees, Thornhill and Savile Town are densely populated residential with a mix of terrace, townhouses and larger detached dwellings serving the local community (some with extended families).



**Total Site Area** 0.57 ha (1.4 acres) or thereabouts

## Planning Consent

The site of the proposed Dewsbury Valley View previously secured a full consent (2014/62/91487/E) for the erection of 15 dwellings granted in November 2015.

Whilst the consented scheme could be subject to alterations and amendment, the proposed accommodation schedule is as follows:-

Type	M <sup>2</sup>	(sq ft)	Total M <sup>2</sup>	Total (sq ft)
6 bed detached	52.08	1,637	760.41	(8,185)
6/7 bed semi detached	65.65	1,783	662.58	(7,132)
6/7 bed terraces	65.65	1,783	993.88	(10,698)
<b>Proposed Area</b>	<b>Floor</b>		<b>2,416.87</b>	<b>(26,015)</b>

Whilst the site did previously secure the aforementioned consent for the erection of 15 dwellings, this could be altered subject to specific requirements (with the submission of a new application).

Additional information from the previously secured consent includes:-

1. Copy of approved planning permission
2. Delegated report
3. Affordable housing report
4. Planning statement
5. Phase I contamination report
6. Topographical survey
7. Excavation design plan
8. Earthworks design plan
9. Gabion wall details
10. Habitat and fauna survey
11. Boundary treatment
12. Tree report
13. Waste management plan
14. Entrance plan
15. House plans & elevations
16. Section drawings
17. Layout plan
18. Consultee reports
19. Drainage drawings

In addition, we are advised the Section 106/affordable requirements were negotiated as part of the consent and no requirements existed as part of the consent obtained.

Further information is available on the site's website [www.dewsburyvalleyview.co.uk](http://www.dewsburyvalleyview.co.uk)

The vendors have advised investigations have determined there are presently significant Clay and Sand Stone Aggregate deposits on the site which the consultant mining engineer has advised could provide savings on development costs with both the possible disposal of clay and onsite use of Sand Stone Aggregate.

Prospective purchasers should satisfy themselves with regard to all planning matters direct with the Local Authority, Kirklees MC 01484 221 000

## Price

***Substantially reduced to seeking offers in excess of £375,000 to acquire the Company.***

## VAT

All prices are quoted exclusive of VAT although the vendors have advised they understand VAT will not be applicable.

## Legal Costs

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

## 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: 2303/A/M**  
**Updated August 2020**

**Subject to Contract**



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**Michael Steel & Co** conditions under which particulars are issued

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