



Michael Steel & Co  
PROPERTY CONSULTANTS

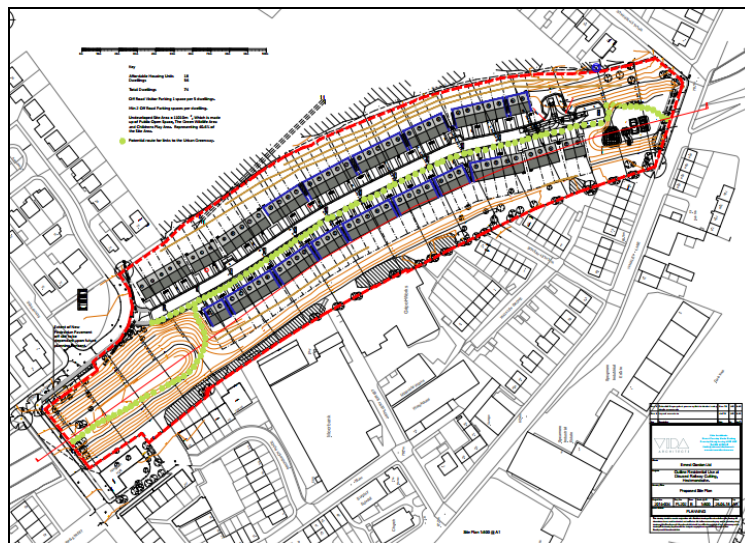
**PRELIMINARY ANNOUNCEMENT**

**FOR SALE**

**RESIDENTIAL DEVELOPMENT  
LAND & FORMER RAILWAY  
CUTTING**

**BRUNSWICK STREET, WALKLEY LANE/TERRACE,  
HECKMONDWIKE**

2.51ha (6.20 acres)



Extract of a plan showing approx boundaries edged red & proposed residential development layout\*

- Planning permission for up to 74 dwellings
- 0.5 miles from town centre and its amenities (including Heckmondwike Grammar School)
- Potential associated with the cutting void (subject to necessary consents)

**0113 2348999**

## Location

The property is located approximately 0.5 miles to the south east of Heckmondwike town centre with road access and frontage to Horton Street/Sunnyside (off Brunswick Street leading to Walkley Lane (B6117)).



## Description

The regular shaped site of the dismantled railway line and cutting extends to approximately 2.51 ha (6.20 acres) approx..

## Planning

Planning permission (application 2018/60/91661/E) for 'proposed residential – outline application for up to 74 dwellings with means of access to, but not within, the site was granted on 28 January 2019.

## Further Information

Further information is available from the sole agent via Kirklees MBC including:-

- Topographical survey
- Cross section and re-grading section
- Proposed junction layout
- Preliminary ecological appraisal
- Noise impact assessment
- Reptile survey
- Flood risk assessment
- Road safety audit
- Stage 1 desk study report

\*The architects plan on the front of the property particulars/preliminary announcement forms part of the above planning application

## Price

£850,000.

## Overage

Prospective purchasers are requested to confirm the basis of an overage.

## Tenure

The property is freehold with title number WYK536232.

## Vendors Architect

The vendors architect is available to assist interested parties in the provision further details surrounding the planning approval.

Andrew Stoddart – RIBA Vida Architects  
Tel: 0113 8272267  
Mobile: 07411 305669  
Email: [andrew@vida-architects.co.uk](mailto:andrew@vida-architects.co.uk)

## Legal & Sale Costs

Each party to be responsible for their own legal costs in the event of a sale, subject only to contract. In the event of a conditional sale a purchaser is to be responsible for a contribution to the vendors costs of sale (to be agreed).

## Viewing/Enquiries

Access to view is not authorised by the vendors or sole agents.

Further enquiries and all offers to the vendors sole agent.

**Michael Steel & Co**  
**Andrew Steel**

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

**Our Ref: 2890/A/S**  
**Amended February 2021**

**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.