



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Wharfedale Property

FOR SALE

RESIDENTIAL DEVELOPMENT LAND WITH OUTLINE CONSENT

**LAND OFF HEATON GRANGE, BROMLEY LANE,
BATLEY, WEST YORKSHIRE, WF17 6EN**

0.85 ha (2.09 acres) or thereabouts



The site is edged red for identification purposes only

- Residential development land benefitting from outline consent for 18 dwellings (mix of 2 & 3 bed semi detached & terraced dwellings)
- Well located in Hanging Heaton benefitting from accessibility to Junctions 27 & 28 of M62 along with Junction 40 of M1 motorway
- Within walking distance of Batley train station which allows excellent links across the Pennines between Leeds & Manchester

0113 2348999

Location

The site is situated off Heaton Grange and Bomley Road only a short distance from Mill Lane. Mill Lane connects Batley with Hanging Heaton in a popular residential area.

As well as benefiting from good access throughout the North Kirklees/Heavy Woollen District, the site is easily accessible to Junctions 27 (Birstall) and Junction 28 (Tingley) of the M62 and Junction 40 (Wakefield) of the M1 motorway.

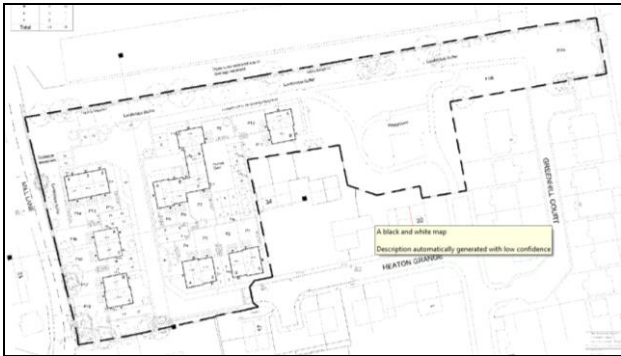
The site is also within walking distance of Batley train station which offers excellent links to Huddersfield, Dewsbury, Leeds and Manchester stations.

Description

The site on Heaton Grange offers residential development land in a mixed surrounding area with residential, commercial and open fields.



The site benefits from a planning consent (in outline) for 18 dwellings and see below the indicative layout:-



Total Site Area **0.85 ha (2.09 acres) or thereabouts**

Planning

The land off Heaton Grange secured an outline planning consent (2020/60/93777/E) on 01 March 2023 for 18 dwellings.

Additional information relating to the planning is available upon request including:-

- Indicative layout plan
- Decision Notice
- Geo-environmental ground investigation report
- Section 106 Agreement

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

Tenure

We understand the site is freehold.

Price

Seeking offers for the vendors freehold interest.

VAT

All prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents; vendors:-

Michael Steel & Co
Alec Michael

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Hannah Robinson
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Our Ref: 3387/A/M
April 2023

Subject to Contract



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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.