



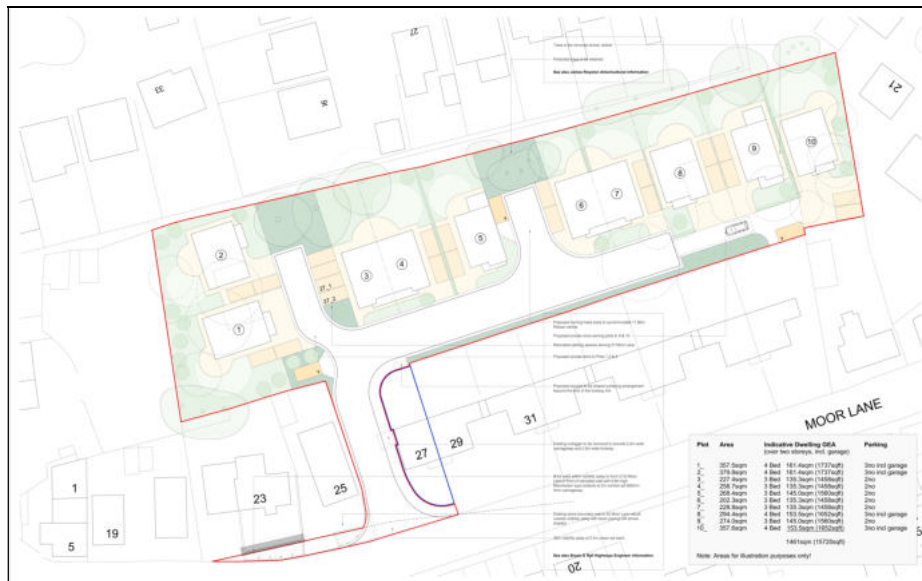
Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

CONSENTED RESIDENTIAL DEVELOPMENT SITE FOR 10 DWELLINGS

**LAND OFF MOOR LANE, GOMERSAL,
WEST YORKSHIRE, BD19 4LF**

0.42 ha (1.04 acre) or thereabouts



- Residential development site with outline consent for the erection of 10 dwellings (consent 2023/60/92079/E)
- Situated off Moor Lane in Gomersal which continues to be a desirable residential area
- Available along with 27 Moor Lane (adjacent site access) and additional information available upon request.

0113 2348999

Location

The site is situated on Moor Lane, to the rear of 23-43 Moor Lane, in a residential area. The site is accessed between 25 and 27 Moor Lane (including the demolition of the extension on 27 Moor Lane - which is within the vendor's ownership) and requisite site lines have been secured to the front of 23 and 25 Moor Lane.

Moor Lane connects the main A652 Bradford Road with Oxford Road which runs through the centre of Gomersal (which continues to be an attractive residential area).

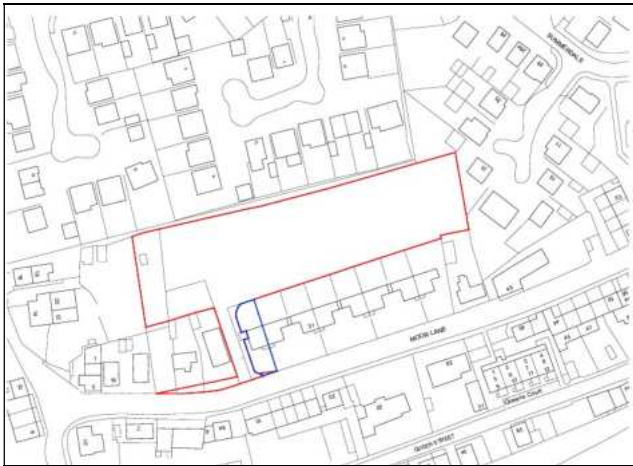
The A652 Bradford Road connects Dewsbury town centre with Bradford City Centre and Oxford Road provides further accessibility around the North Kirklees/Heavy Woollen district with Junction 26 (Cleckheaton) of the M62 within three miles (providing access across the North of England to Leeds and Manchester).

Description

The site is a rectangular area of undeveloped land with residential on all sides. Access to the land is between 25 and 27 Moor Lane, requiring the demolition of the extension to 27 Moor Lane. 27 Moor Lane is owned by the vendor and can be sold as part of any transaction.

The consent obtained requires visibility to the front of 23 and 25 Moor Lane both of which have been secured by the land owner.

Total Site Area **0.42 hectares (1.04 acres)**
or thereabouts



Accommodation

The site secured a consent in outline (2023/60/92079/E) for the erection of 10 dwellings which – as per the indicative layout plan – provides circa 1,364 m² (14,677 sq ft)

indicative area, excluding garages (being a mix of 3, 4 and 5-bed dwellings).

Services

We understand all main services are connected to Moor Lane though no further enquiries have been undertaken and prospective purchasers should satisfy themselves with regard to all capacity and condition with the relevant utilities.

Planning

The site secured in 2023 a planning consent (2023/60/92079/E) for the erection of ten dwellings (in outline), demolition of existing extension at 27 Moor Lane, widening of existing access and realignment of boundary walls. Additional information submitted alongside the planning application are available from www.kirklees.gov.uk/forwardplanning (Application No 2023/92079) or from the Agents upon request including:-

- Decision Notice
- SI Report
- Indicative layout plan
- Alterations to site entrance/retaining wall
- TPO plan

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

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.

Price

Upon application (including 27 Moor Lane).

VAT

All prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 1135/A/M
Updated September 2024

Subject to Contract



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

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