



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**CONSENTED DEVELOPMENT  
SITE PLUS DETACHED 5 BED  
MODERN DWELLING**

**46a WHITLEY ROAD, WHITLEY, DEWSBURY,  
WEST YORKSHIRE, WF12 0LR**

0.49 ha (1.22 acres) or thereabouts (gross)



- Elevated residential development land with consent for 2 detached dwellings with private drive off Whitley Road offering far reaching views
- Includes modern 5 bed detached three storey dwelling positioned adjacent driveway to elevated land
- Much sought after location of Whitley & could potentially be suitable for up to 5 dwellings (STP)

**0113 2348999**

## Location

The site is situated on Whitley Road which connects Whitley with Thornhill Edge/Briestfield. The location enjoys excellent views across the valley and the site is easily accessible, via Whitley Road, to Mirfield, Middlestown, Horbury as well as the North Kirklees area.

The site is equidistance from Huddersfield town centre (7.9 miles) and Wakefield city centre (7.2 miles) with both Huddersfield and Wakefield enjoying good transport links via respective railway stations and the motorway (both the M62 and M1 motorways).

## Description

The site comprises an elevated development opportunity which has a driveway leading from Whitley Road (adjacent 46a). The site has secured planning consent (application no: 2020/62/90944/E) for the erection of two detached dwellings with private drive although we understand the site could be suitable for development with up to 5 dwellings (subject to requisite planning). The vendors developed 46a Whitley Road which forms part of the sale and is a 5 bed detached dwelling offering three storey accommodation with:-

Ground floor - integral garage, utility room with washing machine and dryer space, storage room, shower room, bedroom and stairs to first floor.

First floor - WC/cloakroom, lounge (situated to the front with french doors), dining kitchen (to the rear) with french doors onto the garden with appliances including range cooker and dishwasher, along with space for fridge/freezer.

Second floor - 4 bedrooms with the master bedroom and bedroom 2 benefitting from en-suites.

Externally along with the development land to the rear, there is a driveway for parking to the front of the dwelling and tiered rear garden.

**Total Site Area** 0.49ha (1.22 acres)

**Approx Development Area (elevated rear land)** 0.43 ha (1.06 acres)

## Services

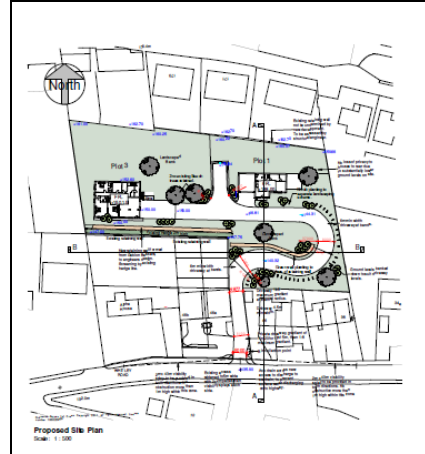
We are advised mains water, sewer drainage and electricity are connected into Whitley Road and the subject dwelling along with heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## EPC

The existing dwelling has an EPC rating of C (76).

## Planning

On 20 November 2020 the site secured a planning consent for the erection of two detached dwellings with private drive on the rear land (application no: 2020/62/90944/E). All information provided as part of the planning consent can be obtained from the Kirklees Council planning portal or upon request from the agents.



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

Seeking offers in the region of £1.75m.

## VAT

All prices are quoted exclusive of VAT.

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Wilcock & Co**  
Natalie Wilcock

Tel: 01924 481005  
[hello@wilandco.com](mailto:hello@wilandco.com)

**Our Ref: 3586/A/M**  
January 2024

**Subject to Contract**

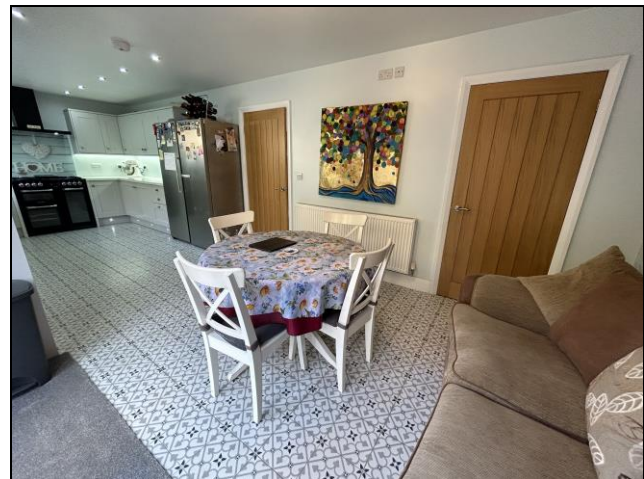


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