



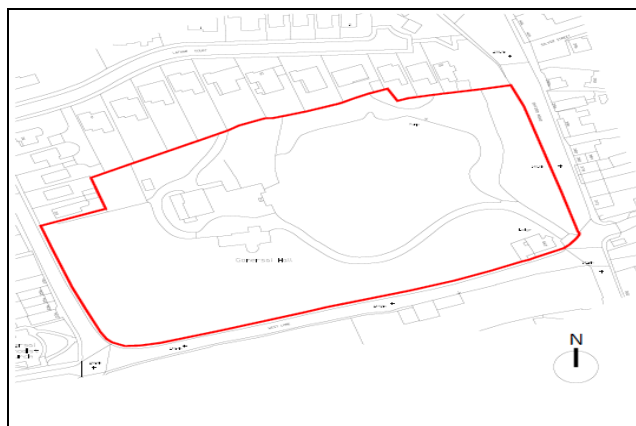
Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

**GOMERSAL HALL, OXFORD ROAD, GOMERSAL,
WEST YORKSHIRE, BD19 4AT**

2.04 ha (5.05 acres) or thereabouts



- Consented residential development site in highly desirable location
- Situated in the centre of Gomersal which remains an attractive residential area with good access to West Yorkshire conurbation
- Benefitting from consent for 7 dwellings and derelict outbuilding

****Re-available following abortive negotiations****

0113 2348999

Location

Gomersal Hall is situated in the heart of Gomersal in a mainly residential area adjoining Oxford Road, West Lane and Latham Lane (with current access on the junction of West Lane with Oxford Road).

Oxford Road provides accessibility around the North Kirklees/Heavy Woollen District and the site is only 3 miles from Junction 26 (Cleckheaton) of the M62 providing access to Leeds, Bradford and Manchester.

Description

The majority of Gomersal Hall has been demolished (which was built approximately 60 years ago as a replacement to the original Victorian dwelling). The site secured a planning consent in November 2020 (application number 2020/62/90350) for the construction of 7 dwellings (which included the demolition of the existing Gomersal Hall building). The site obtained a Certificate of Lawfulness for the proposed scheme in May 2025 (2025/CL/90513/E).

The site is tree lined within the Conservation Area and does include the derelict lodge building adjacent the current access.

Total Site Area **2.04 ha (5.05 acres) or thereabouts**



Proposed Accommodation

As part of the planning consent obtained in 2020 (application 2020/62/90350/E) the following accommodation was proposed.

Plot 1 3 bed bungalow 141.2m² (1,519 sq. ft)

Plot 2 2.5 storey detached 6 bed dwelling
373.5m² (4,019 sq. ft)
(plus lower ground floor gym and cinema room with a further 98.9m² (1,064 sq. ft))

Plot 3, 6 & 7 two storey detached 5 bed dwellings with double garages extending to 190m² (2,044 sq. ft) each.

Plot 4 two storey detached 5 bed dwelling with drive thru garage extending to 287.5m² (3,093 sq. ft)

Plot 5 two storey detached 4 bed dwelling extending to 278.9m² (3,001 sq. ft)

Proposed Floor Area 1,750m² (18,828 sq. ft) or thereabouts

Services

We understand mains water, sewer drainage and electricity were previously connected to Gomersal Hall, prior to its demolition. Prospective purchases should satisfy themselves with regard to all services.

Planning

We are advised the site is within a Conservation Area and the planning consent has been implemented for consent secured in November 2020 (application no: 2020/62/90350/E) and the subsequent Certificate of Lawfulness (2025/CL/90513/E) in May 2025. Additional information supplied on the planning consent is available upon application.

Tenure

We understand the property is freehold.

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 excess of £1.95m.

VAT

The price is quoted exclusive of VAT.

Legal Costs

Each party to be responsible for their own reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3569/A/M
Updated July 2025

Subject to Contract



Michael Steel & Co
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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.