



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

## **INDUSTRIAL WORKSHOP WITH OUTLINE RESIDENTIAL CONSENT**

**190 HEALEY LANE, BATLEY,  
WEST YORKSHIRE, WF17 8BN**

677m<sup>2</sup> (7,292 sq. ft) on 0.321 acres



- Single storey industrial/storage workshop benefitting from outline residential consent
- Conveniently located on Healey Lane only a short distance from Batley & Heckmondwike town centres
- Infrequent opportunity to purchase and re-available following abortive negotiations

**0113 2348999**

## Location

The property is situated on Healey Lane in Batley which is situated between Heckmondwike and Batley town centres. The property is just off the B6123 West Park Road which connects with Wellington Street and leads to the main A644 Bradford Road (adjacent The Mill Outlet and Garden Centre).

The property is less than a mile from the intersection with the main A638 which not only leads into Heckmondwike town centre but also past the renowned Heckmondwike Grammar School.

Being situated in the heart of Heavy Woollen/North Kirklees area the premises benefit from accessibility to Junctions 26, 27 and 28 of the M62.

## Description

The subject premises comprise a part brick part blockwork part rendered single storey industrial property under a part metal part flat felted roof with a concrete ground floor.



The premises have previously been used for industrial and storage premises.

Externally the premises benefit from a small forecourt/yard area immediately off Healey Lane.

**Site Area** 0.13 ha (0.321 acres)

## Accommodation

190 Healey Lane 677m<sup>2</sup> (7,292 sq. ft)

Comprising a series of workshop/storage areas plus office & ancillary space (mainly interconnecting).

**Gross Internal Floor Area** 677m<sup>2</sup> (7,292 sq. ft)

## Services

We are advised mains water, sewer drainage and electricity were previously connected to the property along with individual appliances including 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.

## Non Domestic Rating

We are informed by premises are assessed at RV £18,500.

## Planning

We understand the premises have previously been used for industrial purposes although have secured an outline planning consent for residential development dated December 2023 (2022/60/93434/E). Additional information relating to the planning consent can be supplied upon request or downloaded from the Kirklees Council planning portal.

## Price

Reduced to seeking offers in excess of £300,000.

## VAT

The price is 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:-

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

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**Our Ref: 3561/A/M**  
**Updated May 2025**

**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.