



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

CONSENTED RESIDENTIAL DEVELOPMENT LAND

**LAND OFF QUARRY HILL & HAWKINGCROFT ROAD,
HORBURY, WAKEFIELD,
WEST YORKSHIRE, WF4 5NF**

0.9 ha (2.03 acres) or thereabouts (gross)



- Residential development land with full consent for 22 dwellings (22/01526/FUL)
- Situated just off main A642 Quarry Hill between Horbury Bridge and Horbury in a convenient location leading to Wakefield City Centre
- Benefitting from access off both Hawkingcroft Road and Quarry Hill with consent obtained May 2025

0113 2348999

Location

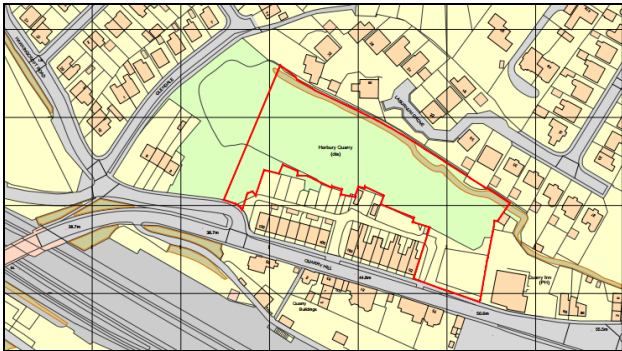
The land is situated just off the main A642 Quarry Hill/Bridge Road with an access immediately adjacent the Kashmiri Aroma restaurant (the former Quarry Inn). The land is situated on the boundary of Horbury Bridge with Horbury with residential to the front (facing Bridge Road/Quarry Hill).

Horbury Bridge and Horbury continue to be attractive locations with good quality residential, industrial/commercial units and a variety of successful hospitality outlets including Capri, The Bingley Arms (Ossett Brewery Ltd) and Di Bosco – all Horbury Bridge – along with OL and Bistro Forty Two in the centre of Horbury.

The land is situated between Huddersfield Town Centre and Wakefield City Centre.

Description

The subject site comprises residential development land with access off both Hawkingcroft Road and Quarry Hill (as shown on the indicative layout plan). To the rear of the site is a large cliff face with residential positioned above (accessed from Laburnum Grove).



Gross Site Area 0.90 ha (2.22 acres) or thereabouts

Accommodation

The scheme attached to the full consent indicates the following accommodation:-

10	2.5 storey 3 bed semi/terrace's
6	3 storey 3 bed semi's
2	3 storey 4 bed semi's
3	3.5 storey 4 bed semi's
1	3.5 storey 4 bed semi's

Proposed Floor Area circa 27,966 sq. ft or thereabouts

Services

Whilst we are advised mains water, sewer drainage and electricity are connected to adjacent sites/properties, 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.

Energy Performance Certificate

No EPC is required.

Planning

The site obtained on 27 May 2025 a full consent for the development of 22 dwellings (application number 22/01526/FUL) from Wakefield City Council.

Significant further information is available as part of the planning consent including:-

- Planning statement
- Geo-environmental report
- Bat report
- Ecological impact assessment
- Scheme drawings

All information relating to the full consent obtained is available upon request from the vendor's agents or Local Authority planning portal.

Prospective purchasers should satisfy themselves with regard to all planning matters direct with the Local Authority, Wakefield Council Tel: 0345 8506506.

Price

On application.

VAT

The price is quoted exclusive of VAT and VAT to be charged at the appropriate rate if applicable.

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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alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 2265/A/M
October 2025

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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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.