

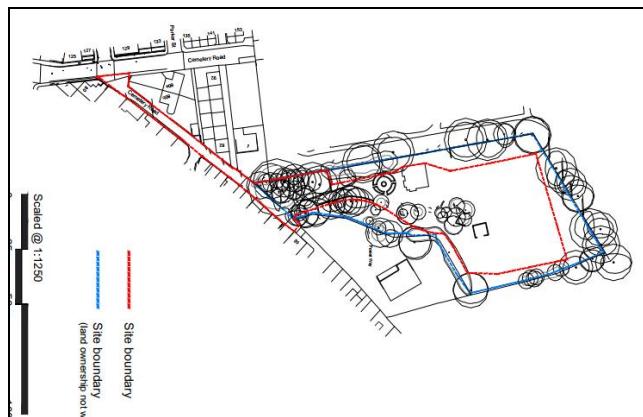


**Michael Steel & Co**  
PROPERTY CONSULTANTS

# **PRELIMINARY ANNOUNCEMENT FOR SALE CONSENTED RESIDENTIAL DEVELOPMENT SITE**

**LAND OFF CEMETERY ROAD, HECKMONDWIKE,  
WEST YORKSHIRE, WF16 9EH**

**0.59 ha (1.45 acres)**



- Residential development site in a predominantly residential area extending to 0.59 ha (1.45 acres)
- Conveniently located only a short distance off A638 High Street near Heckmondwike Grammar School
- Consented for five 4 bed detached dwellings (2022/62/93390/E dated 09 December 2024) with proposed floor area 6,994 sq. ft (approx)

**For further information please contact Alec Michael ([alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk))**

**Our Ref: 3739/A/M**

**January 2026**

**Subject to Contract**

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: [info@michaelsteel.co.uk](mailto:info@michaelsteel.co.uk) W: [www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)



**For Enquiries call  
0113 234 8999**





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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.