



Michael Steel & Co  
PROPERTY CONSULTANTS

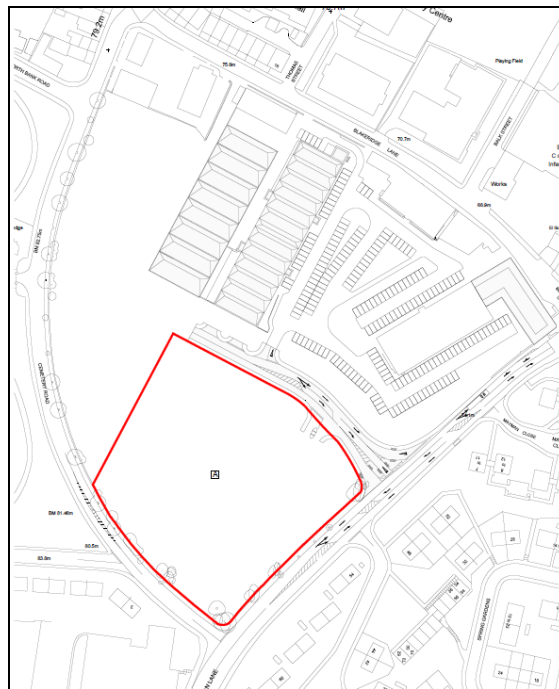
**FOR SALE**

# **DEVELOPMENT LAND**

## **CONSENT FOR SUPERMARKET & RESIDENTIAL**

**LAND ADJACENT BLAKERIDGE MILL (PHASE III),  
MAYMAN LANE, BATLEY, WEST YORKSHIRE, WF17 7TB**

1.11 ha (2.75 acres) or thereabouts



- Surplus development land adjacent ongoing conversion of Blakeridge Mill
- Recently secured planning consent for new superstore and petrol filling station with previous consent for residential
- Located in a principally residential land use area close to Batley town centre and providing good access to M62/Leeds city centre along with J40 M1

**0113 2348999**

## Location

Blakeridge Mill is situated in a high profile position on the junction of the B6123 Mayman Lane with Blakeridge Lane, within walking distance of Batley town centre. The surplus land is presently accessed off Mayman Lane, which leads directly into Stocks Lane only a short distance from the junction of Stocks Lane with the main A652 Bradford Road.

Bradford Road provides excellent links throughout the north Kirklees area with Dewsbury being less than 2 miles to the south east. The site benefits from good communication links throughout West Yorkshire with junctions 26, 27 and 28 of the M62 all reasonably accessible, as well as Leeds city centre. Morley town centre is within 2 miles of the site.

As well as being well located for the M62, the site benefits from good links to junction 40 of the M1.

Batley train station is located less than a mile to the east, which along with Dewsbury train station, provides easy transport to Leeds city centre, Huddersfield, York, Manchester and Manchester Airport.

## Description

The whole of the Blakeridge Mill site extends to approximately 10 acres part of which has already been converted to high quality apartments by Binks Developments Ltd. The most recently secured consent allows the conversion of up to 181 apartments within existing buildings on site.



The surplus land – as identified on the plan attached to the front – comprises relatively flat development site suitable for a variety of uses (subject to requisite planning).

**Total Site Area (Phase III) 1.11 ha (2.75 acres) or thereabouts**

## Services

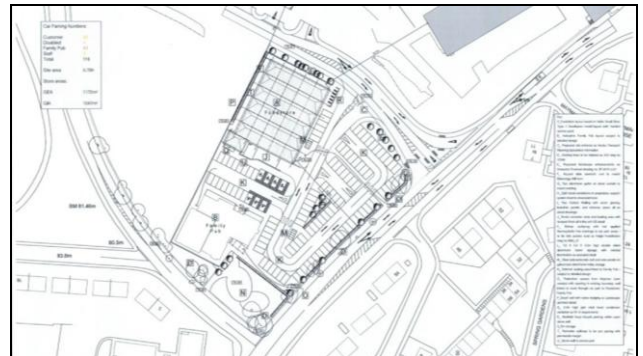
We are advised all main services including gas, sewer drainage, water and electricity are connected to Blakeridge Mill along with Mayman Lane, although no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

## Planning

In April 2008 a planning consent was secured on the whole site for 380 apartments (to be converted within the existing buildings) and an outline consent for the erection of 120 new build units on the surplus land (being a mix of apartments and traditional housing). Application number 2006/62/91249/E1.

In 2013 (application number 2013/62/90287/E) the site secured a planning consent from Kirklees Council to allow 181 residential apartments (with internal car parking) and the erection of a retail food superstore and petrol filling station along with formation of car park (within a Conservation Area). The conversion of the apartments is ongoing by Binks Developments.

Please see below the consented layout plan for the previously proposed Netto store and PFS



Additional information in respect of the planning consent is available upon request from the agents.

Accordingly, the final phase of land could be suitable for development in part or as a whole for a variety of uses including food and/or non food retail, care home, leisure, residential and other commercial uses (subject to requisite planning).

Prospective purchasers should satisfy themselves with regard to all planning matters direct with the Local Authority, Kirklees MC 01484 221000.

## Price

Seeking offers.

## VAT

All prices quoted are exclusive of VAT and VAT to be charged at the appropriate rate, if applicable.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**

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

**Our Ref: 0509/A/S**  
**Updated November 2016**

**Subject to Contract**



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