



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

CONSENTED RESIDENTIAL DEVELOPMENT SITE

**DEWSBURY VALLEY VIEW, LEES HALL ROAD,
THORNHILL LEES, DEWSBURY,
WEST YORKSHIRE, WF12 0RH**

0.57 ha (1.4 acres) or thereabouts



- Cleared site with full consent for residential development
- Benefitting from elevated position with extensive views overlooking Thornhill Lees and Savile Town
- No affordable/S106 obligations

0113 2348999

Location

Dewsbury Valley View is positioned on the southern side of Lees Hall Road in Thornhill Lees, which is a predominantly residential area, only a short distance from Dewsbury town centre. Lees Hall Road is connected to the B6116 Slaithwaite Road which provides direct access to Savile Town and Dewsbury town centre.

Dewsbury Valley View is accessed immediately adjacent 61 Lees Hall Road (close to Elder Drive) and does benefit from a right of way between 29 and 31 Lees Hall Road (for the purpose of construction).

Dewsbury Valley View benefits from good road links to many arterial routes serving the North Kirklees area, and is within 5.5 miles of junction 40 of the M1 (to the north east of Ossett). Both Savile Town and Dewsbury town centre are within walking distance and the site is less than 4 miles from the affluent areas of Mirfield and Brierfield.

Description

Dewsbury Valley View comprises a cleared sloping and elevated site with planning approval for residential development. The site slopes from south to north and will provide infill development.

The immediate areas of Thornhill Lees, Thornhill and Savile Town are densely populated residential with a mix of terrace, townhouses and larger detached dwellings serving the local community (with extended families).



Total Site Area 0.57 ha (1.4 acres) or thereabouts

Planning Consent

Dewsbury Valley View benefits from planning consent 2014/62/91487/E for the erection of 15 dwellings (granted 04 November 2015).

Whilst the consented scheme could be subject to alterations and amendments, the proposed scheme is as follows:-

Type	M ²	(sq ft)	Total M ²	Total (sq ft)
6 bed detached	152.08	(1,637)	760.41	(8,185)
6/7 bed semi detached	165.65	(1,783)	662.58	(7,132)
6/7 bed terraces	165.65	(1,783)	993.88	(10,698)
Proposed Floor Area			2,416.87	(26,015)

Whilst the site does benefit from a consent for the proposed layout below, this could be altered subject to specific developer requirements (subject to any new application).

Additional information is available including:-

1. Copy of approved planning permission
2. Delegated report
3. Affordable housing report
4. Planning statement
5. Phase I contamination report
6. Topographical survey
7. Excavation design plan

8. Earthworks design plan
9. Gabion wall details
10. Habitat and fauna survey
11. Boundary treatment
12. Tree report
13. Waste management plan
14. Entrance plan
15. House plans & elevations
16. Section drawings
17. Layout plan
18. Consultee reports
19. Drainage drawings

In addition, we are advised the S106/affordable requirements have been negotiated and no such requirements exist as part of the current consent.



Significant further information is available on the site's website www.dewsburyvalleyview.co.uk

Investigations have determined there are presently significant Clay and Sandstone Aggregate deposits on the site which the consultant Mining Engineer has advised are valued at a total saving on development costs of approximately £220,000 (being split as £100,000 on possible sale of Clay and up to £120,000 use of site Sandstone Aggregate).

Prospective purchasers should satisfy themselves with regard to all planning matters direct with the Local Authority, Kirklees MC 01484 221 000

Price

Seeking offers in the region of £675,000.

VAT

All prices are quoted exclusive of VAT although the vendors have advised they understand VAT will not be applicable.

Legal Costs

Each party to be responsible for their own legal reasonable legal costs incurred in the completion of the conveyance.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

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Our Ref: 2303/A/M
March 2017

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.