



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

# **ATTRACTIVE RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE CONSENT**

**BANK END LANE, ALMONDBURY,  
HUDDERSFIELD, WEST YORKSHIRE, HD5 8ES**

1.25 ha (3.09 acres or thereabouts)



- Residential development site in popular surrounds of Almondbury (only a short distance from Huddersfield town centre)
- Benefitting from new outline consent (2017) with indicative layout for up to 45 dwellings in an elevated position
- ***No affordable housing, education or off site 'open space' contributions with new consent (application No: 16/60/93985/W)***

**0113 2348999**

## Location

The site is accessed off Bank End Lane near its junction with Far View Bank in an elevated position above Forest Road. Forest Road and Bank End Lane do connect with Almondbury Bank, which runs parallel with Somerset Road between Almondbury village centre and the main A629 Wakefield Road.

Almondbury continues to be a popular village less than 3 miles to the south east of Huddersfield town centre and benefiting from good access to the surrounding areas including Wakefield, Sheffield and Manchester.



The site enjoys panoramic views and accessibility to the motorway network with junctions 23 (west only) and 24 of the M62 less than 3.5 miles to the north west of Huddersfield ring road.

## Description

The site is sloping and accessed off Bank End Lane extending to 1.25 ha (3.09 acres) or thereabouts. The site initially secured an outline consent in 2014 and a new outline consent for residential development has been secured in March 2017 (application no: 2016/60/93985/W).

As part of the original consent in 2014 an indicative layout plan was prepared identifying a mix of up to 45 townhouses, semi detached and detached dwellings.

**Gross site area** 1.25 ha (3.09 acres) or thereabouts

## Tenure

We are advised the site is held freehold.

## Planning

The site secured on 04 April 2014 (application number 2014/60/90160/W) an outline consent for residential development. A new consent was secured on 24 March 2017 for residential development (application no: 2016/60/93985/W) which includes a requirement for no affordable housing, education or off site 'open space' requirements/contributions.

Please see below the indicative layout prepared which accompanied the 2014 application comprising up to 45 dwellings being a mix of house types.



As part of the planning application, additional information/surveys were obtained and all of the following are available upon request:-

- Planning consents (both 2014/60/90160/W & 2016/60/93985/W)
- Phase I & II ground investigation reports
- Coal mining risk assessment
- Drainage strategy
- Transport assessment
- Ecological site appraisal
- Tree survey
- Coal mining risk assessment
- Discharge of affordable housing condition (condition 6)

## Price

Seeking offers.

## VAT

The price is quoted exclusive of VAT.

## Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the completing of any transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Richard Barker**

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

**Our Ref: 2219/A/M**  
**Updated March 2017**

**Subject to Contract**



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**0113 2348999**  
**www.michaelsteel.co.uk**

Michael Steel & Co conditions under which particulars are issued

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