



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**CONSENTED RESIDENTIAL
DEVELOPMENT LAND
(UP TO 16 DWELLINGS)**

**LAND TO THE EAST OF LONG LANE, EARLSHEATON,
DEWSBURY, WEST YORKSHIRE**

0.56 ha (1.38 acres)



- Residential development land with consent for 16 dwellings (with access, landscaping & associated infrastructure)
- Strategically well located in Earlsheaton only a short distance from Ossett
- Revised consent with no affordable contributions

0113 2348999

Location

The site is situated on Long Lane which benefits from far reaching views and is only a short distance from the centre of Earlsheaton (Spangled Bull public house).

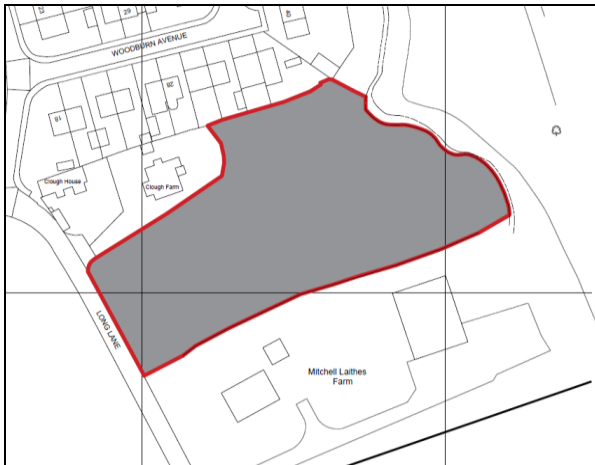
Earlsheaton is situated just off the exceptionally busy A638 Wakefield Road which provides good communication links not only throughout North Kirklees but also to the Wakefield area via Ossett.



The site is also well located for access to the motorway network including Junction 40 of the M1 and Junction 28 of the M62.

Description

The site comprises undeveloped land suitable for residential development.



Total Site Area 0.56 ha (1.38 acres) or thereabouts

Planning

The site obtained an updated consent 2021/62/94364/E for the erection of 16 dwellings, access, landscaping and associated infrastructure (with no affordable requirements).

Additional information relating to the consent is available from the Local Authority planning portal or direct from the vendors agents which includes:-

- Planning Statement
- Preliminary Ecological Appraisal
- Geo-site Appraisal
- Highway Statement
- Design & Access Statement
- Health Inspect Assessment
- Flood Risk Assessment
- Tree/Arboricultural Survey
- Various plans

Price

Offers in excess of £750,000.

VAT

The price is quoted exclusive of VAT.

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.

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

Tel: 0113 234 8999
alec@michaelsteel.co.uk

Our Ref: 3065/A/M
Updated May 2023

Subject to Contract



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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.