



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**GREENFIELD RESIDENTIAL
DEVELOPMENT LAND WITH
RESERVED MATTERS CONSENT**

**LAND OFF WESLEY AVENUE, NETHERTHONG,
HOLMFIRTH, WEST YORKSHIRE, HD9 3UL**

1.22 ha (3.05 acres)



- Greenfield residential development land benefitting from a Reserved Matters consent for 35 dwellings (up to 41,100 sq ft)
- Strategically located in the Holme Valley (near Holmfirth) in a semi rural affluent area
- The site is situated approximately 6 miles south of Huddersfield town centre

0113 2348999

Location

The site is situated off Wesley Avenue within Netherthong, a popular village within the Holme Valley, approximately 1 mile to the north west of Holmfirth (within the Metropolitan Borough of Kirklees).

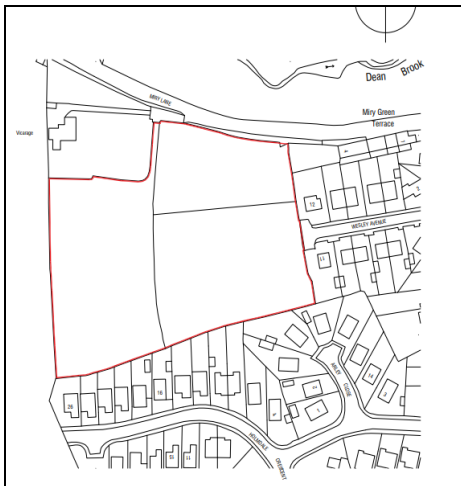
Netherthong is situated 6 miles south of Huddersfield, 15 miles to the west of Barnsley and 16 miles west of Wakefield. In addition it is located circa 9 miles south of Junction 24 of the M62 and 13 miles to the east of Junction 31 of the M1.

Description

The land off Wesley Avenue consists of a greenfield development site, presently subdivided into 3 paddocks with drystone walls. It comprises semi improved grassland and has most recently been used for grazing. The majority of the site has a gentle gradual slope from the highest point to the south boundary down towards Miry Lane to the north.

Gross Site Area **1.22 ha (3.05 acres) or thereabouts**

Net Developable Area **circa 1.13 ha (2.82 acres)**
or thereabouts



Access

The consents secured have means of access via Wesley Avenue.

Planning

The site initially secured an outline consent for residential development under application 2020/91146 allowed at appeal (appeal reference APP/Z4718/W21/3276678 decision date 31 January 2022).

Subsequently a Reserved Matters consent (application no: 2023/90714) has been obtained at committee in July 2023 allowing for 35 dwellings and up to 41,000 sq ft.

Significant further information is available from the Local Authority planning portal or from the vendors agents including:-

- Planning information including Section 106
- Geo-environmental Ground Investigation Report
- Settlement Agreement
- Topographic Survey
- Flood Risk Assessment
- The proposed layout plan as per the Reserved Matters consent showing 35 units

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

Tenure

The site is offered for sale freehold with vacant possession upon completion

Price

Seeking unconditional offers in excess of £3m.

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 the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Steven Robinson

Tel: 07771 596504
info@luxelettings.com

Michael Steel & Co
Alec Michael

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

Our Ref: 3354/A/M
Updated July 2023

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

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