

FOR SALE

Ten Acres of Land with Potential for Residential Development Available on a Subject to Planning basis Together with a Further Five Acres of Amenity Land



LAND AT HURST LANE MIRFIELD WF14 8PD

Circa 10 acres (4 Ha) of derelict land with potential for residential redevelopment, together with a further 5 acres (2 Ha) of land allocated as open space

LOCATION

The property stands to the south east of Mirfield town centre. Mirfield is a popular local centre with a population of around 18,000 and lies approximately 10 Km north east of Huddersfield and 5 Km west of Dewsbury. The site has an open aspect to the river Calder to the south and is in close proximity to Mirfield station to the west.

DESCRIPTION

The parcel of land to the south comprises a raised area, being redundant railway sidings which have been cleared of ballast, chippings and topsoil. The land is undeveloped and there is a band of self-seeded trees screening the railway to the north. The site is considered to have potential for residential redevelopment, subject to planning consent. The parcel of land to the north comprises self-seeded woodland. Access to both parcels is available via Hurst Lane however, for development purposes, a new access is intended to be created across neighbouring land and connecting with Hopton New Road to the west. The new access is subject to negotiation with the local highways authority and it is likely the new roadway would need to be constructed to adoptable standards. Boundaries are approximate and should be verified on site and against title documentation.

PLANNING

The property stands within an area within the jurisdiction of Kirklees Council, local planning authority. The Land to the south is allocated as "Derelict Land" in the Unitary Development Plan and the land to the north is allocated as "Green Space". The written statement within the UDP provides that planning policy is for "Derelict Land" to be brought back into "beneficial use". Planning authority proposals for the replacement Local Plan have been withdrawn and revised planning policy is to be reviewed. Both parcels are subject to tree preservation orders and a small part of the land to the south falls within an area identified by the Environment Agency as at risk of flooding.

SERVICES

Interested parties are advised to make their own enquires and investigations in respect of services.

TENURE

Freehold.

PRICE

Offers are invited for the freehold interest, conditional upon planning consent for residential development and on the basis that access neighbouring land to Hopton New Road is available. Offers should be submitted on the understanding that the purchaser would defray costs in respect of obtaining planning consent and costs associated with construction of the new access road.

White & Co Property Advisory Ltd

2 The Laundry

Hathersage Hall Business Centre

Hathersage

Derbyshire

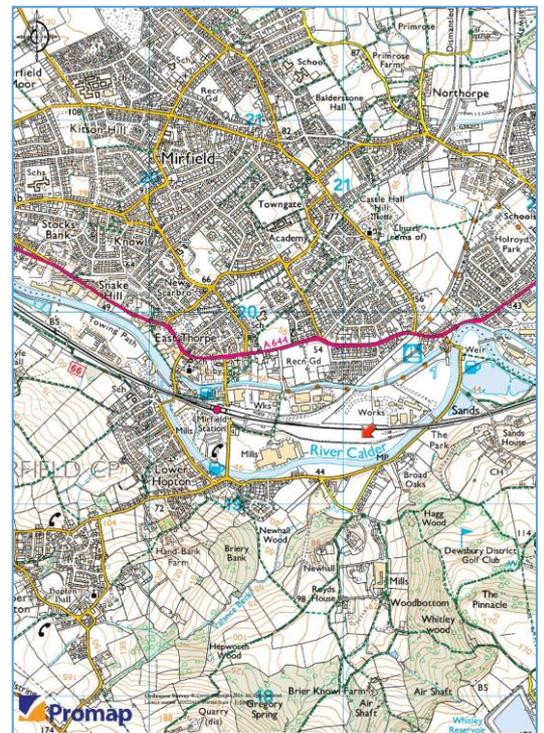
S32 1BB

Tel: 0114 279 2806

Fax: 0114 276 2601

Email: Jason.White@whiteandcosurveyors.com

Website: www.whiteandcosurveyors.com



Subject to Contract

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White & Co Property Advisory Limited

2 The Laundry, Hathersage Hall Business Centre, Hathersage, Derbyshire S32 1BB

T. 0114 279 2806 F. 0114 279 2601

www.whiteandcosurveyors.com

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