



FOR SALE

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY

**With detailed planning consent for 14 houses with excellent
potential for a re-plan and an increased density scheme**

**Birch Grove
Off Oakes Lane
Brockholes
Huddersfield
HD9 7HL**

LOCATION

The subject site is situated on Birch Grove, just off Oakes Lane, which is fed by Brockholes Lane in the popular village of Brockholes, and is located close by the popular villages of Honley, Meltham; and close to the world famous Holmfirth.

Brockholes is a commuter village located close by the M1 and M62 motorways alike and benefits from a train station within walking distance of the site, which is serviced by the Penistone Line and connects Huddersfield and Sheffield via Penistone and Barnsley.

DESCRIPTION

The site comprises a former railway cutting and has been part developed by the existing owner. The site benefits from a full implemented planning consent for the remaining 14 houses to be constructed. These being the remaining 14 units of a 31 house scheme; of which the constructed 17 houses have been successfully sold.

There is good potential for any interested party to re-plan the existing housing scheme with a revised and increased housing density.

The opportunity would suit a small scale developer / house builder or construction company.

TOWN PLANNING

The site benefits from a Full Planning Consent the Application Reference No: 2004/62/94241/W3, which has been implemented.

There are 14 houses still capable of being developed from this original consent.

The existing consent does not require for an additional affordable housing provision and only requires for an off site POS contribution of £54,800.

Formal representation has been made to Kirklees Metropolitan Council Planning Department in respect of a revised scheme for 18 house scheme which is fully supported by the LPA.

TENURE

The property is available Freehold.

VAT and LEGAL COSTS

We understand the property is not registered for VAT.

Each party will be responsible for their own legal costs incurred in the transaction.

OFFERS

The property is offered for sale by private treaty, through informal tender via the Sole Selling agents, Bielby Associates Limited.

The site is available on an unconditional basis or on a subject to planning, conditional basis where an interested party wishes to make a new planning application for a revised scheme.

Offers are invited in writing and must be accompanied by proof of funding.

VIEWINGS

Any interested party wishing to inspect the site must do so at your own risk and should contact with the Sole Selling agents to make the necessary access arrangements.

CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the Sole Selling agents for further information:

Any interested parties are welcome to visit the offices of Bielby Associates and full disclosure of the technical information pack is available – subject to appointment.

Further information including a copy of the Planning Consent, Planning Conditions, plans and other relevant information are available via email upon request.

James Bielby MRICS

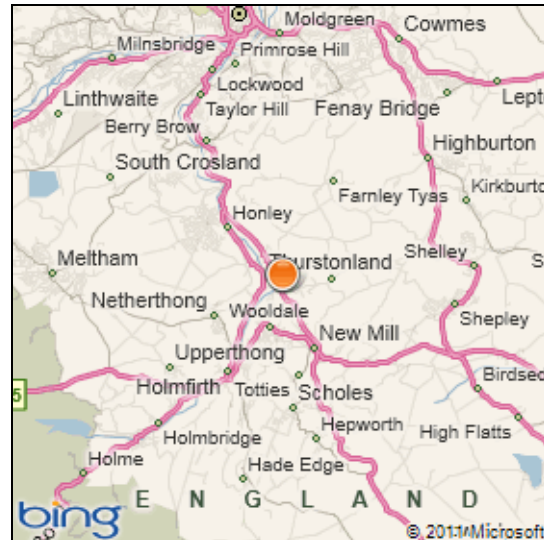
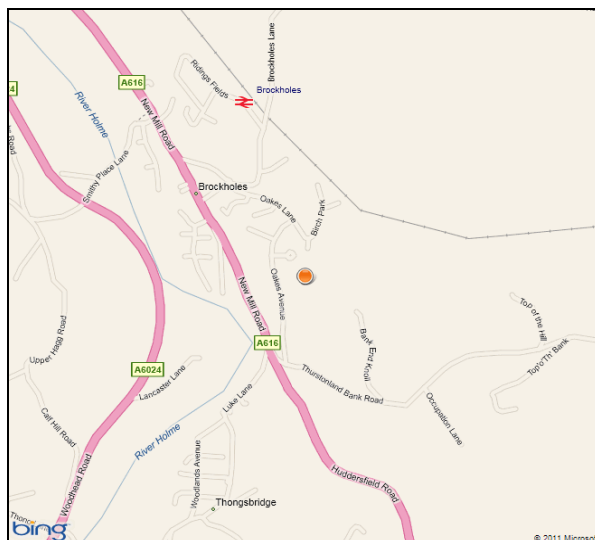
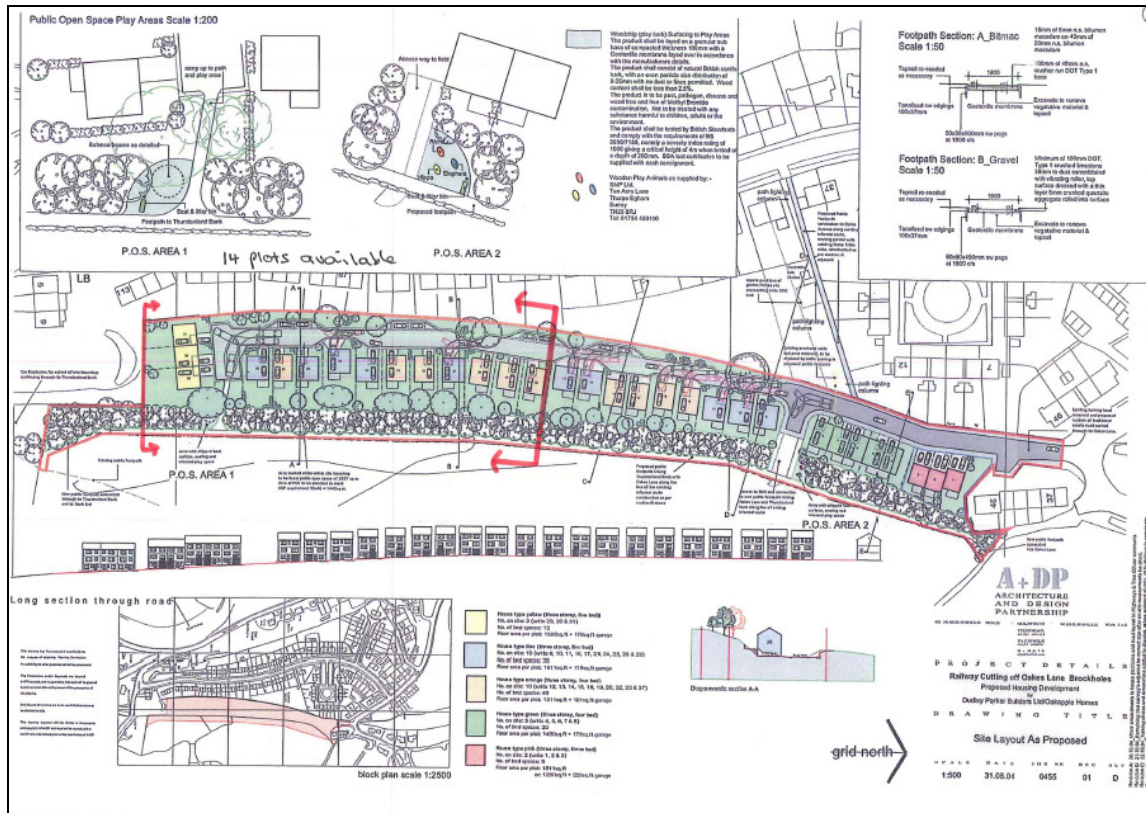
07590 253481 / 0113 345 7262

james@bielbyassociates.co.uk

Bielby Associates Limited
Chartered Surveyors & Property Consultants
Eveland House
75 Kirkgate
Leeds
LS2 7DJ

Misrepresentation Act 1967: Bielby Associates for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract (ii) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Misdescriptions Act 1991: These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment. January 2012



Misrepresentation Act 1967: Bielby Associates for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract (ii) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Misdescriptions Act 1991: These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment. January 2012