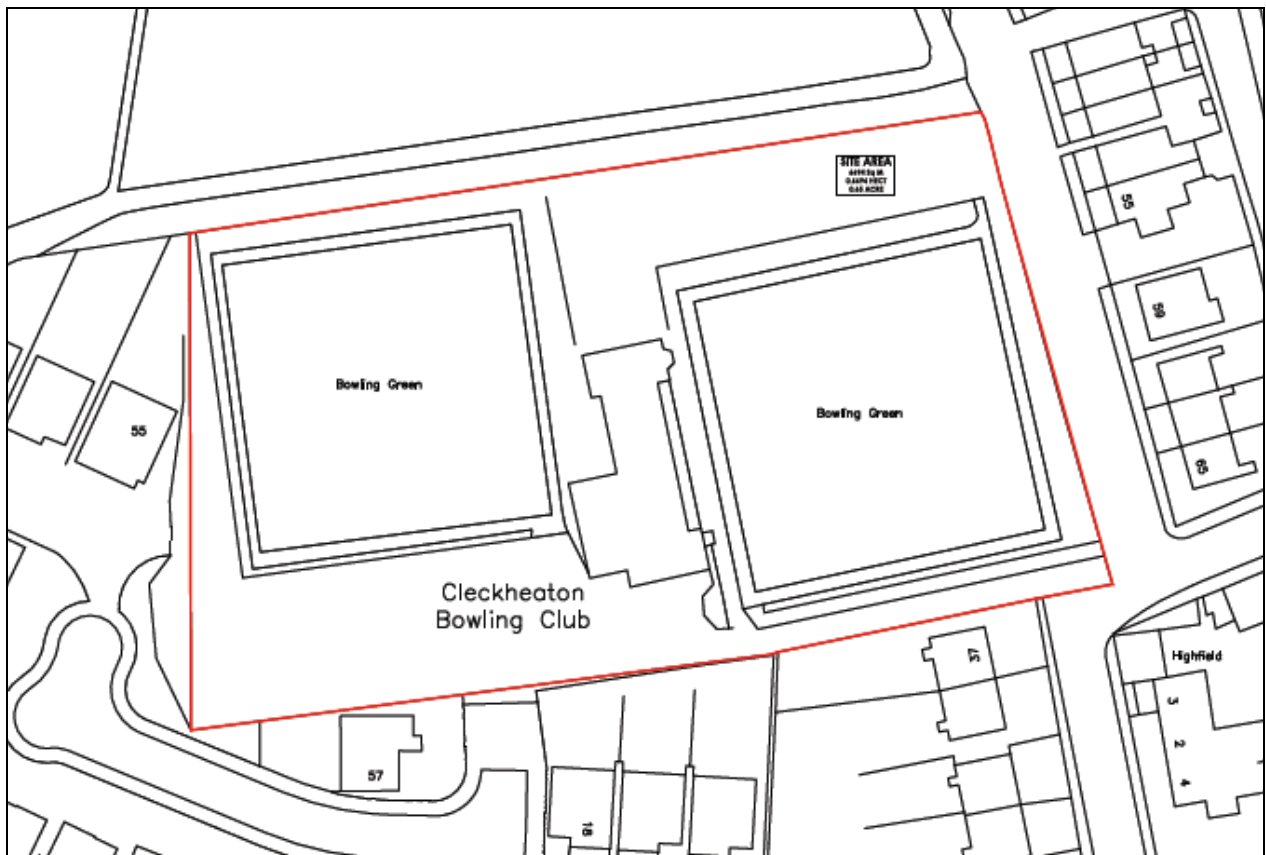


FOR SALE



Former Cleckheaton Bowling Club, Parkview, Cleckheaton, BD19 3AP

**EXCELLENT RESIDENTIAL DEVELOPMENT POTENTIAL, SUBJECT TO
OBTAINING PLANNING CONSENT**

Approximately 1.65 Acres (0.669 HA)

Potential Development Site, Parkview, Cleckheaton, BD19 3AP

LOCATION

The site is situated off Parkview and is the site of the former Cleckheaton Bowling Club, which has been redundant for a number of years; the property is within walking distance of Cleckheaton town centre. The site is located close by Whitcliffe Mount Secondary School and is situated in a predominantly residential location.

The site provides excellent access to the M62 motorway (Junction 26) and the wider national motorway network.

DESCRIPTION

The site extends to approximately 1.65 Acres (0.669 HA), the site is fairly regular in shape and fairly level in nature.

We understand that the property is not situated within a Conservation Area and the existing property in situ is not Listed.

An indicative residential scheme has been drafted (as shown) which shows a density 23 houses and access from Parkview, although we feel that there is an opportunity to improve the layout and scheme.

TOWN PLANNING

The Development Plan for the site comprises the saved policies of the Kirklees UDP, and the site is identified together with the adjacent park as Urban Greenspace. However the policies within the document are significantly out of date and as such there is a good prospect that the site is appropriate for residential development in the short term. The local authority are required to replace the UDP with a new Core Strategy to allocate land for housing, however this document was withdrawn from an independent examination in October 2013. The Council do not therefore have a five year supply of deliverable, suitable and available housing land.

There do not appear to be any ecological or landscape issues which would prevent the site being developed. There are no tree preservation orders on the site. None of the adjoining buildings are listed and the site does not lie within a conservation area. As such we believe the site can come forward within the short-term.

ID Planning have extensive experience in Kirklees and would be happy to assist in taking this site forward through the formal planning process, please do not hesitate to contact Pete Gleave to discuss any matter in further detail on 0113 243 6116 or via email on pete.gleave@idplanning.co.uk

TENURE

The property is available Freehold.

VAT and LEGAL COSTS

We are not advised if the property is elected for VAT at the current time and will confirm this in the near future.

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

OFFERS

The property is offered for sale on a subject to planning basis, through informal tender, via the Sole Selling agents.

VIEWINGS

Any interested party wishing to inspect the site can inspect the site at their own convenience.



NB. For indicative purposes only

CONTACT / FURTHER INFORMATION

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

James Bielby MRICS

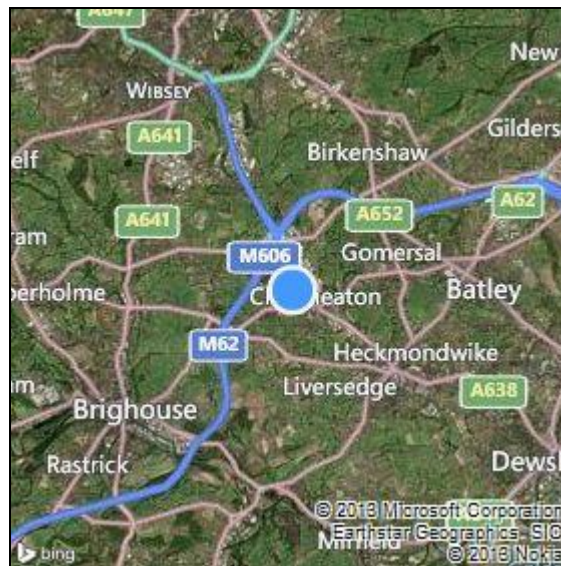
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