



**EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY
ALLOCATED FOR 87 DWELLINGS**

5.85 Acres Land at Kirkheaton, Huddersfield, HD5 0EY



5.85 ACRES DEVELOPMENT LAND

Adjoining Bankfield Lane &
Stead Lane, Kirkheaton

With option to purchase further
2.49 acres for biodiversity net gain

OFFERED FOR SALE BY TENDER
CLOSING DATE 10TH APRIL 2024

York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



SOLICITORS
Lupton Fawcett
2 The Embankment
Sovereign St
Leeds
LS1 4BA
FAO Adam Wilkinson

t: 01132 802083

e: Adam.Wilkinson@luptonfawcett.law

JOINT SELLING AGENTS

For further information please contact:

Stephensons Rural

Ian Reynolds
m: 07801 685666
e: ian.reynolds@stephensons4property.co.uk

James Stephenson
m: 07801 685661
e: jfs@stephenson.co.uk

Cushman Wakefield

Philip Roebuck
t: 07747 008459
e: philip.roebuck@cushwake.com

Angus Swain
t: 07717 715839
e: angus.swain@cushwake.com

SR
Est. 1871

Location

The land has good frontage to both Bankfield Lane to the north and Stead Lane to the east. It is on the western fringe of the Kirkheaton settlement.

Huddersfield Station is only 3 miles away and provides regular services to Leeds and Manchester. There is a good range of facilities within Kirkheaton village or in Huddersfield town.

Description – edged red on plan

The fields adjoining Bankfield Lane have been in permanent grass; and the land fronting Stead Lane has been left as amenity in recent years. The land is irregular in shape and has a gentle slope from North to South.

Land Edged Green – 2.49 acres

This field is not part of the housing allocation and may be available for sale separately in order to maximise the residential development with the opportunity for biodiversity net gain. There is a public footpath crossing the field.

Local Authority

Kirklees Council, Huddersfield Town Hall, Huddersfield, HD1 9EL
PO Box 1720 / Tel: 01484 221900

VAT

It is understood that the property is not assessed for VAT and any offers made will be on that basis.

Method of Sale – by Tender

The land is offered for sale by informal tender which will close on Wednesday 10th April 2024 at 12 noon.

Viewing

By permit from the Agents only. The land is occupied by a local farmer and entry is only by prior arrangement. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Data Room

Access to the Data Room, which contains technical reports, planning information and drone footage, is available via the dedicated website: stead-lane-kirkheaton.co.uk.

Site HS27	
Local Plan ID	HS27
Site address	Land west of Stead Lane, Kirkheaton, Huddersfield
Ownership	Private
Gross site area (Ha)	2.5
Net site area (Ha)	2.5
Constraints	<ul style="list-style-type: none">Improvements to road width will be required.Provision of pedestrian footway required along the site frontagePotentially contaminated land
Allocation	Housing
Indicative capacity	87 dwellings
Reports required	<ul style="list-style-type: none">Transport AssessmentTravel PlanContamination report (Phase 1 and 2)Flood Risk Assessment
Other site specific considerations	N/A

Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

