

bramleys

For Sale

**Development Site
Bowling Alley Terrace
Rastrick
Brighouse HD6 3EU**

**OFFERS
IN EXCESS OF £900,000
TO BE RECEIVED
BY
12 NOON, FRIDAY 9 MAY 2025**



For Indicative Purposes Only

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY IN SOUGHT AFTER RESIDENTIAL LOCATION

- Outline planning consent for the development of 26 dwellings (22 semi-detached and 4 townhouses) including 10% affordable with a further application underway for 100% affordable housing.
- Site extends to approximately 1.3 acres (0.526 Hectares)
- Consent granted under Planning Application No. 20/00588/OUT
- Section 106 Agreement completed.

RESIDENTIAL DEVELOPMENT OPPORTUNITY

DESCRIPTION

The availability of this site presents an excellent opportunity to acquire development land with outline planning permission in a sought after residential area. The developable area of the site extends to approximately 1.3 acres, in addition to adjoining woodland, and is positioned towards the end of an existing cul-de-sac in the suburb of Rastrick a short distance from Brighouse and accessible for Junction 24 of the M62 motorway network.

Rastrick provides a range of local amenities and its closeness to Brighouse is an advantage for access to a wider range of services, including bars, restaurants and a mix of local, regional and national retailers, including a Sainsburys, Tesco and a newly constructed Aldi supermarket.

Brighouse also has a train station which connects with Huddersfield and Halifax, in addition to connecting with Leeds and being part of the Grand Central Line which connects the area with London.

The location provides good access to the M62 motorway and is accordingly in commuter distance for the surrounding towns and cities of Leeds, Bradford, Manchester and Wakefield.

The site is positioned within an admission area for a range of well-regarded primary and secondary schools.

The availability of the site provides an excellent opportunity for a developer to acquire land with an existing outline planning consent in a sought-after residential area. Many of the investigative reports have already been undertaken as part of a second planning application, however reliance on these documents will require consent of the party commissioning the reports.. The available documentation can however be viewed on the local authority website by searching Planning Reference No 20/00588/OUT. The application was passed for 26 houses, being a mix of 22 semi-detached dwellings and 4 townhouses, including 10% affordable housing, with a further application underway for 100% affordable housing.

LOCAL PLANNING AUTHORITY

Calderdale Council
Town Hall
Crossley Street
Halifax HX1 1UJ

WATER AUTHORITY

Yorkshire Water
PO Box 52
Bradford BD3 7YD

PRICE

Offers in excess of £900,000

Offers are to be received by 12 noon on Friday, 9 May 2025. All offers should contain details of the financial amount, any conditions attached to the offer and proof of available funding.

AVAILABLE DOCUMENTATION

Copies of the following documentation and agreements are available by request via the Agents.

- Decision Notice
- Section 106
- Topographical Survey
- Design and Access Statement
- Surface Water Drainage & Flood Risk Assessment
- Biodiversity Metric

VAT

VAT is not chargeable on the property.

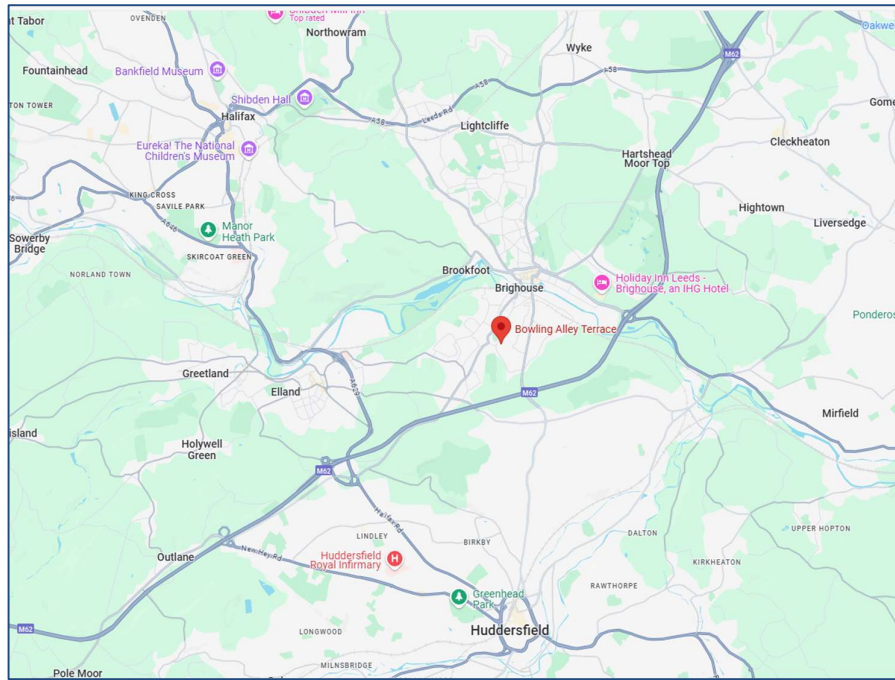
TENURE

We are informed the site is freehold.



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Location Plan



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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RESIDENTIAL DEVELOPMENT OPPORTUNITY