

FOR SALE

EXTENSIVE PLAYING FIELDS WITH
DEVELOPMENT POTENTIAL



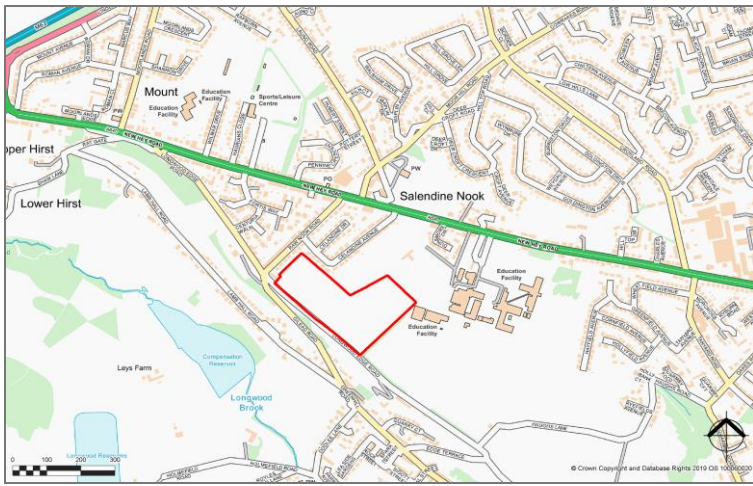
SALENDINE NOOK PLAYING FIELDS, LONGWOOD EDGE ROAD,
HUDDERSFIELD, HD3 3UU

OFFERS INVITED

- \ Extensive level playing field site.
- \ Adjacent to Huddersfield New College and Salendine Nook High School.
- \ Longer term development potential.

AVAILABLE SPACE

5.66 Hectares (13.89 Acres)



LOCATION

The property is located approximately 2½ miles from Huddersfield town centre off New Hey Road (A640), one of the main arterial routes in and out of Huddersfield and providing good access to the M62 motorway.

The property is located in a predominately residential area with Huddersfield New College and Salendine Nook High School within the close vicinity.

The site is accessed primarily from Longwood Edge Road, just off Raw Nook Road.

DESCRIPTION

The property comprises predominantly large open playing fields being level in nature. The site benefits from boundary walling and fencing.

The property is shown edged red on the plan attached for identification purposes only and has an area of approximately 5.66 Hectares (13.89 Acres).

PLANNING

The site is allocated as Urban Green Space under the Kirklees Council local plan.

Interested parties should make their own planning enquiries to the Kirklees Council's planning team.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Offers invited for the freehold with vacant possession.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
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NOVEMBER 2019
SUBJECT TO CONTRACT
FILE REF / 731.4230A (114994)

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