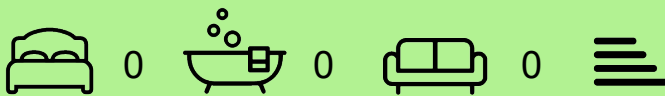


## The Old Bowling Green 5 St. Johns Avenue, Newsome, £600,000



LAND FOR SALE- Site: Former Newsome Bowling Club, St John's Avenue, Huddersfield, HD4  
Purpose: Indicative valuation assessment based on proposed residential development plans

### 1. Site Context & Planning Potential

The former Newsome Bowling Club site is located within an established residential area close to Newsome village centre. The total site area measures approximately 0.45-0.5 acres and is surrounded by residential properties, providing an ideal context for housing development. The site is defined by a clear boundary and benefits from a proposed scheme that aligns with local planning policy and the surrounding housing density. It represents a viable, developable parcel of land with direct access from existing adopted roads.

