

FOR SALE – DEVELOPMENT OPPORTUNITY



WOODLANDS
SANDS LANE, MIRFIELD WF14 8HJ

- Development opportunity in excess of 26,884 sq ft GIA in a parkland setting of C. 37 acres
- Stunning south facing setting overlooking Calder Valley
- Suitable for a range of uses subject to the necessary planning consent
- Offers are invited by informal tender on an unconditional basis

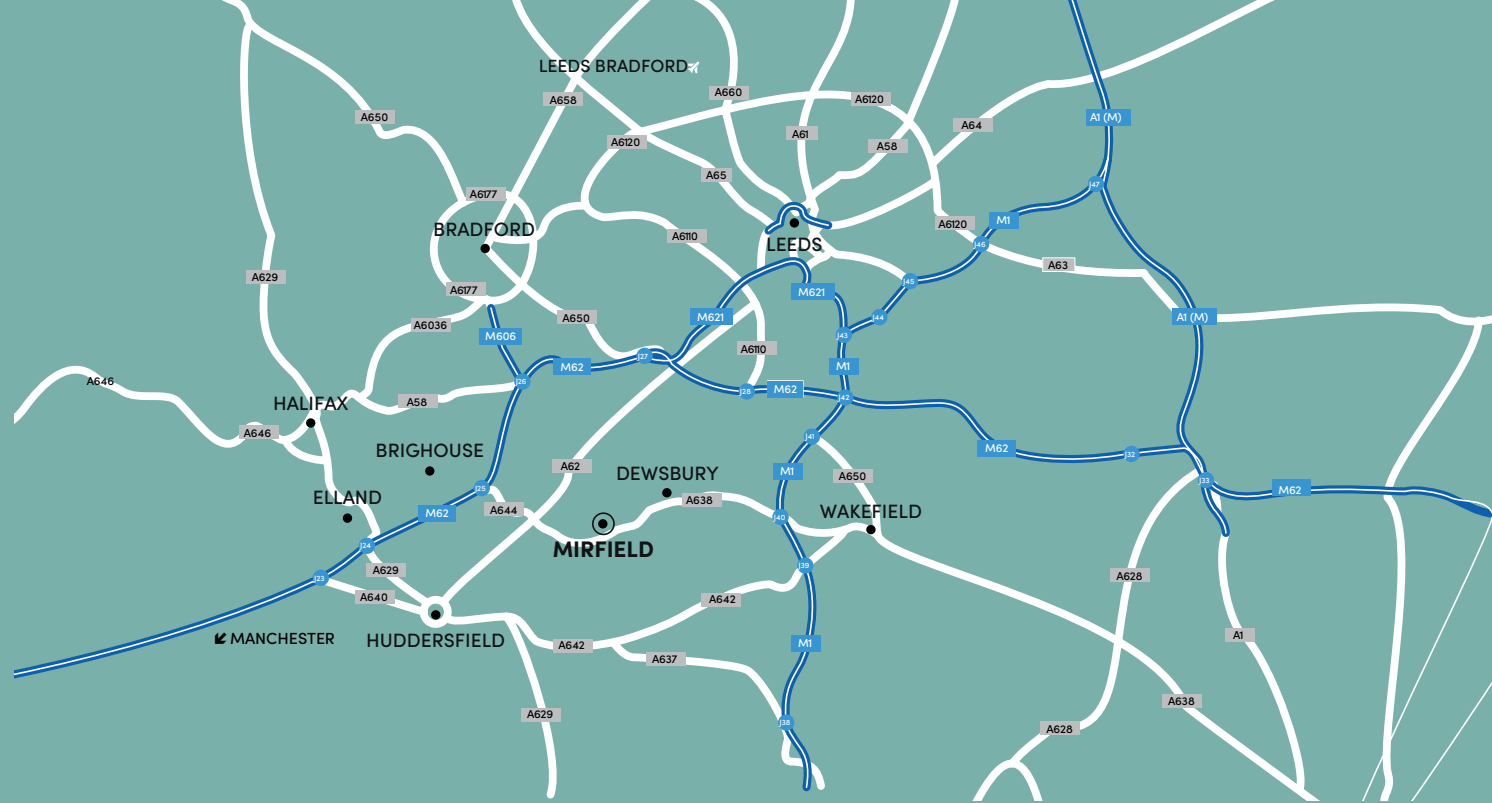
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LOCATION

Situated on an exceptional south facing plot with far reaching views towards Mirfield and the River Calder valley, Woodlands represents an increasingly rare opportunity to create a significant and landmark development in a desirable rural location that has excellent connectivity to key infrastructure.

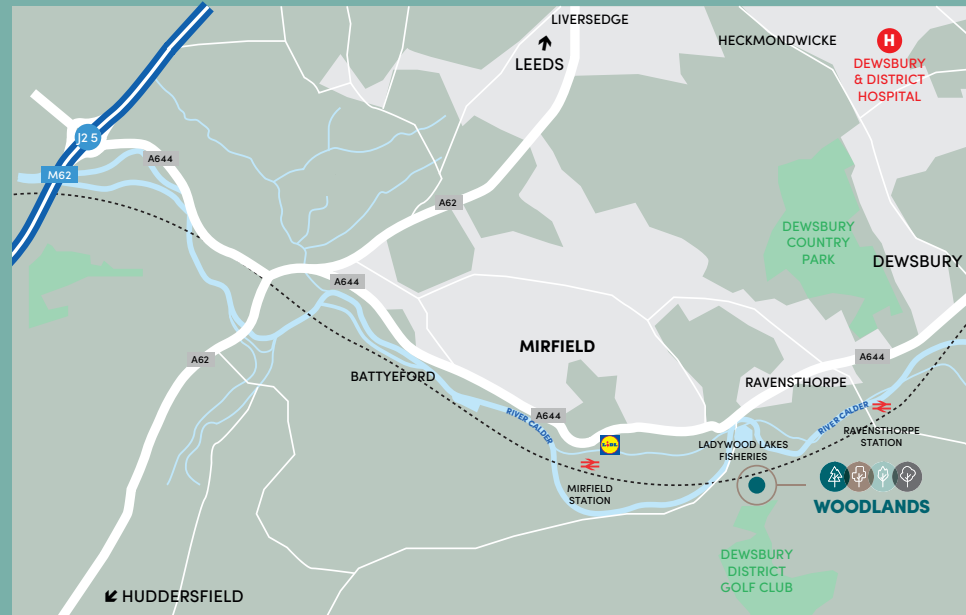
The site is located directly off Sands Lane, which is approximately 1.5 miles south of Mirfield town centre in the Kirklees Council district. The immediate surrounding area is comprised of the grounds, parkland and woodlands in the region of 37 acres. The Woodlands building occupies a rural location to the south of Mirfield urban settlement, offering a popular combination of rural quality of life coupled with close proximity to urban services and amenities.



The setting of the site is on a prominent position off Sands Lane, to the east of the town centre, offering excellent proximity to the M62 and M1, connecting to the larger conurbations of Leeds, Huddersfield, Manchester and Sheffield, together with proximity to the closer settlements of Dewsbury and Wakefield.



Mirfield Railway Station and Ravensthorpe Railway Station are within an approximate 1.5 mile distance west and east respectively, which link with regular services to Leeds and Wakefield, as well as the wider regional and national network.



There is the exciting Dewsbury Riverside development area proposed to the north and east of the site, which is a government and council backed strategy to provide substantial levels of investment into the local economy and infrastructure.



DESCRIPTION

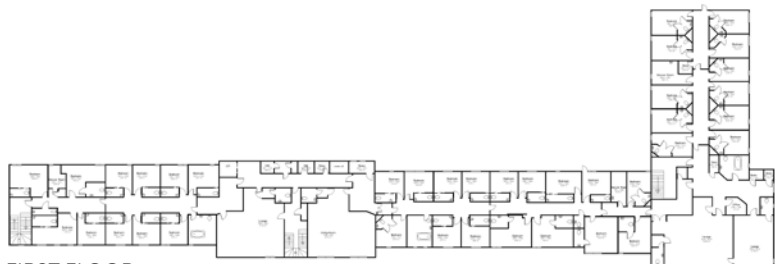
Woodlands is a recently closed (2017–2018) residential care home that specialised in dementia care. From desktop research, we understand that the property dates back to the mid-19th Century whereby the land was operated as a boys school, called Calder Farm Reformatory School.

The opportunity includes a site of approximately 37 acres and the Woodlands building itself comprises a Gross Internal Area in the region of 26,884 sq ft, being arranged over two principle floors. From floor plans provided, we understand the Woodlands building comprises a gross area of approximately 26,884 sq ft (2,498 sq m) over two floors, broken down as follows:

Ground Floor	14,936 Sq Ft
First Floor	11,948 Sq Ft
Total	26,884 Sq Ft



GROUND FLOOR



FIRST FLOOR



Dewsbury District Golf Course borders the property to the south and west, with woodland and agricultural fields to the east and north. Calder farm Equestrian livery yard lies immediately north of Sands Lane.

The property is surrounded by impressive woodland with a range of established deciduous tree cover. There are extensive formal gardens and parkland that are now in need of maintenance to restore them to their former glory. There is a large provision of car parking spaces associated with its most recent use as a residential care home. The site is approached from Sands Lane, with access taken shortly after the Dewsbury District Gold Course and Calder Farm Equestrian livery yard. We highlight that the far eastern element of the property is not included in this sale as it is held by a separate private ownership as a private dwelling. The topography of the site slopes gradually from south to north.



TENURE

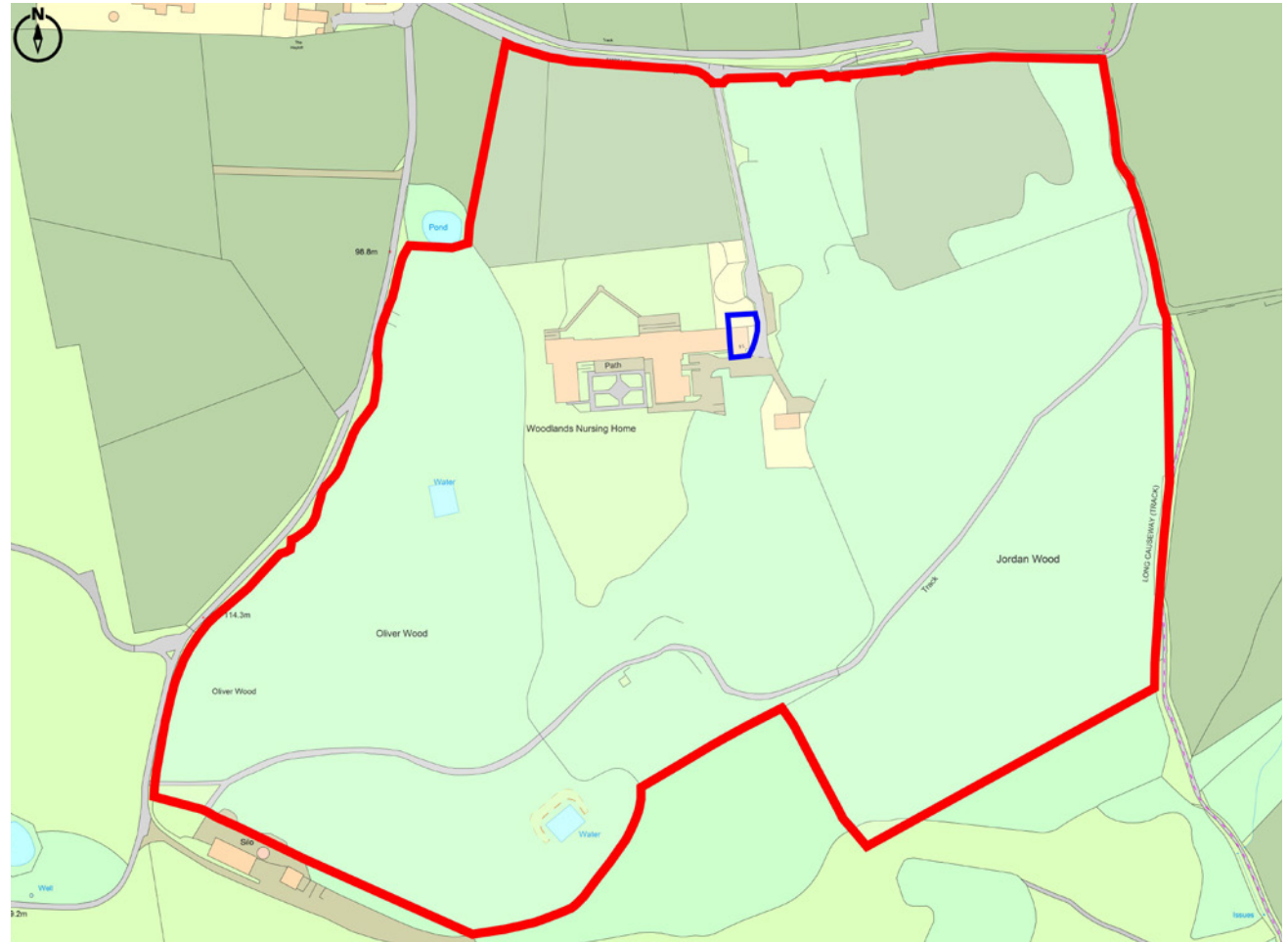
The site is available on a freehold basis.

The far eastern element of the property, outline blue on the site plan, is not included in this sale as it is held by a separate private ownership as a private dwelling."

PLANNING

We understand that reflecting its most recent land use as a residential nursing home, the current planning use class for the property will be C2. The property is located within the Kirklees Greenbelt and due consideration will also need to be given for the various tree cover on site. The expansive grounds present a desirable opportunity for supplementary amenity space for the Woodlands buildings, helping to create a rare and unique setting.

We advise interested parties to make their own enquiries with Kirklees Council on their respective redevelopment plans. Savills Planning Team are also happy to advise where necessary.



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TECHNICAL INFORMATION

All planning and technical information is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/Woodlands-Mirfield>

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT

The vendor reserves the right to charge VAT.

METHOD OF SALE

The site is offered for sale by informal tender. We are seeking offers on an unconditional basis, to be submitted to 'Joshua Franklin', addressed to the 'Development Department, Savills, 3 Wellington Place, Leeds, LS1 4AP' / jfranklin@savills.com.

VIEWING & FURTHER INFORMATION

Viewing of the property is strictly by appointment with the agents. Should you require any further information or to arrange a viewing, please contact:

JOSHUA FRANKLIN
jfranklin@savills.com
07807 999 923

MATTHEW JONES
mjones@savills.com
07812 965 484

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