



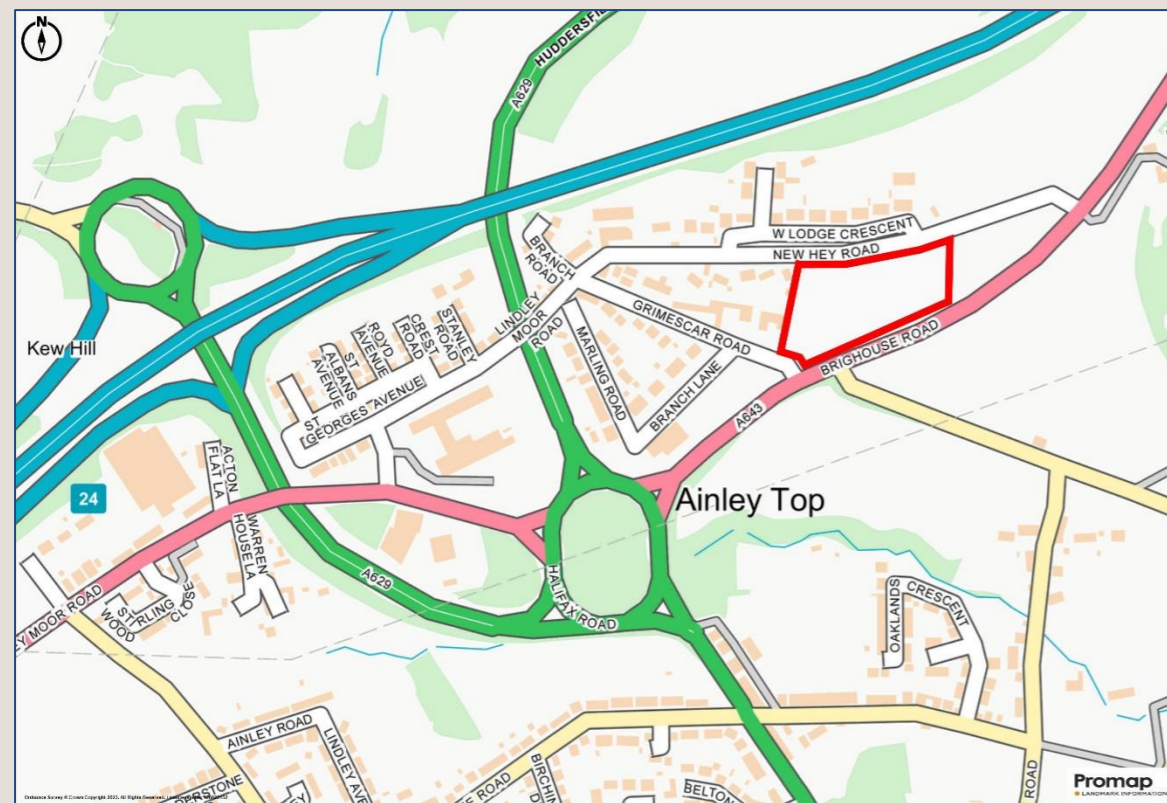
Residential Development Opportunity Land to the south of New Hey Road, Ainley Top

Elland, Huddersfield, West Yorkshire, HD2 2EJ



KEY CONSIDERATIONS

- Gross area extends to approximately 3.97 acres (1.6 hectares)
- Greenfield site within close proximity to J24 of the M62
- Technical information available on a data room
- Offers sought by Midday on Wednesday 16th August 2023



Boundaries are approximate.



LOCATION

The site is located to the south of New Hey Road, less than 1 mile east of Junction 24 of the M62. The site benefits from good motorway connections via the A643 into Brighouse and Halifax Road leading to Huddersfield town centre. The A629 also leads north to Halifax town centre, accessible from Ainley Top roundabout to the south west of the site.

The area of Lindley is located 1 mile to the south of the subject site and is a desirable suburb of Huddersfield, offering a range of local amenities, including a library, restaurants and bars, a bakery, a florist and various clothing and gift shops.

Elland is located approximately 2.5 miles to the north west of the site and offers a Morrisons supermarket. Brighouse town centre is located just off the M62 at Junction 25. It lies 3.5 miles north of Huddersfield, 6 miles south east of Halifax and 18 miles south west of Leeds.

Regular bus services run on Grimescar Road to the south west of the site. The nearest railway station is named Brighouse, situated less than 3 miles to the north west, offering regular services to Leeds, Manchester and direct services to London. Huddersfield Railway Station, 3 miles to the south, also offers regular services to Leeds and Manchester. The nearest airport is Leeds Bradford which is 20 miles to the north east.

Rastrick and Brighouse benefit from a number of excellent schools, including Rastrick Grammar School. Huddersfield New College is located approximately 2.5 miles to the south west and the reputable Greenhead College (Ofsted rating Outstanding) is located 3 miles to the south east.

DESCRIPTION

The site is greenfield and measures approximately 3.97 acres / 1.6 hectares. The title number is WYK739693. The area immediately to the north and west of the site is a mixture of older residential housing.

New Hey Road lies adjacent to the northern and eastern boundary of the site and Brighouse Road lies along the southern boundary of the site. The point of access is proposed off New Hey Road to the north of the site. The western boundary lies adjacent to existing residential properties.

PLANNING

This site is allocated within the Calderdale Local Plan Publication Draft under site reference LP1616. The Council resolved to adopt the Local Plan on the 22nd March 2023.

Jonathan Dunbavin from IDP shall be retained by the successful bidder to continue with any future planning application. It is suggested that Jonathan is contacted on (0113) 243 6116 to discuss fees and also a planning strategy.

TECHNICAL INFORMATION

All planning and technical information is available to interested parties via the data room at <https://savillsglobal.box.com/v/LandatAinleyTop>

Please note that some reports include an area of land to the north of New Hey Road – this is not included within the sale area.

- Air Quality Report
- Contract Plan
- Drainage Report
- Flood Risk Assessment
- Habitat Survey & Protected Species Assessment
- Noise Impact Report
- Preliminary Investigation Report
- Title Plan
- Topographical Survey
- Transport Assessment

VAT

The vendor reserves the right to charge VAT.

METHOD OF SALE

Offers are sought for the site in accordance with the Contract Plan located in the data room.

It is expected that offers will be on a conditional basis, subject to Full Planning permission. All existing reports will be assignable. The deadline for offers is Midday on Wednesday 16th August 2023 and they should be submitted in conjunction with the Offer Pro-forma (available on the data room) to 'Sophie Sismanovic'.

Offers shall include a proposed layout and a detailed breakdown of any abnormal development costs and s106 obligations. Please also provide a schedule of accommodation including gross and net acreages.

VIEWING

Viewing of the site can be obtained from the site boundaries. Should you wish to walk the internal boundaries, then please contact Sophie Sismanovic.



CONTACT

Sophie Sismanovic
Savills Leeds
sophie.sismanovic@savills.com
0113 220 1217 / 07807 999 912

TENURE

The site is for sale freehold with vacant possession on completion.

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.



Important Notice

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Marketing Particulars: June 2023