

Charnock Bates



# Land For Sale

Development site  
off Lands Beck Way  
Liversedge  
WF15 6NB

Asking price: £1.5m



- ▼ Development site with planning consent for the construction of 19 residential homes
- ▼ Totalling approximately 1.93 acres (0.78 hectares)
- ▼ Accessed directly from Lands Beck Way off the A649 Halifax Road
- ▼ Having excellent commuter links via the M62 motorway and local train services

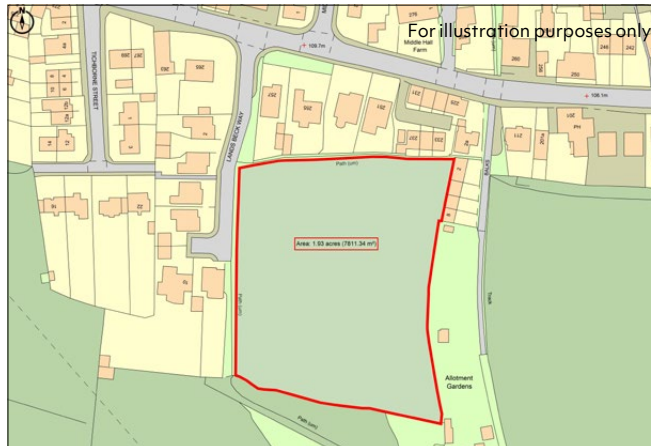
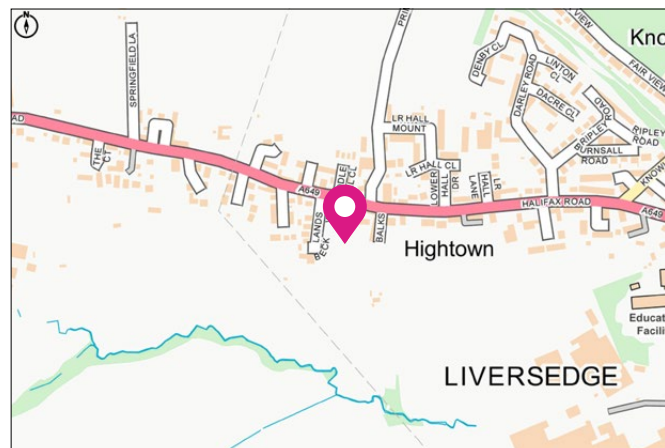
## Description

Offered for sale with the benefit of full planning consent for the construction of 19 detached and semi-detached homes under planning application reference **2020/62/90494/E**. Details and associated documentation including relevant planning conditions associated with the application can be viewed via the Kirklees planning portal at [kirklees.gov.uk](http://kirklees.gov.uk).

Occupying a site totalling approximately 1.93 acres (0.78 hectares) running from north to south and comprising of 15 detached homes and 4 semi-detached first-time buyer properties. The site is ready for commencement upon satisfying any conditions attached to the planning consent and will be of special interest to local and regional developers. The southern edge of the site adjoins open farmland and provides far reaching views for numerous homes within the proposed development.

## Location

Positioned directly off Lands Beck Way, a small cul-de-sac accessed from the A649 Halifax Road in the village of Hightown, the site is conveniently located between Huddersfield and Bradford boasting excellent commuter links to the business centres of Leeds and Manchester by both road and rail, with access to the M62 motorway network and local train stations in Mirfield, Dewsbury and Batley.



Boasting a diverse range of nearby local amenities in Liversedge and Heckmondwike, including national supermarket chains, and numerous independent shops and retailers. The village also benefits from a junior and infant school, and several nearby secondary schools, including the well-regarded Heckmondwike Grammar School.

## Site

| Area                      | Acres | Hectares |
|---------------------------|-------|----------|
| Total site area (approx): | 1.93  | 0.78     |



## Tenure

The Freehold interest in the property is being offered for sale.

## Legal Fees

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

## Viewing

For more information or to book a viewing please contact the sole selling agents.

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