

LAND AT NEW MILL ROAD, HOLMFIRTH

Huddersfield, West Yorkshire, HD9 7LN



Key Highlights

- Planning consent for up to 15 residential dwellings (Planning ref: 2020/62/91896).
- Site area approx. 0.523 hectares (1.29 acres).
- Technical and planning information is available in a data room.
- Freehold for sale by informal tender.
- Offers sought by **Midday on 1st June 2022.**

SAVILLS LEEDS
3 Wellington Place,
Leeds LS1 4AP
+44 (0) 113 220 1217

[savills.co.uk](https://www.savills.co.uk)

savills

Location

The land is located to the north west of New Mill Road, to the north east of Holmfirth town centre. The site has a gross area of approximately 1.29 acres (0.523 hectares).

The site benefits from good road connections with the centre of Holmfirth, approximately 0.7 miles to the south. Huddersfield lies about 7 miles to the north, Leeds, 25 miles to the north east and Manchester lies approximately 24 miles to the south west.

The site is situated 8 miles south of Huddersfield Royal Infirmary. The nearest railway station is Brockholes, located approximately two miles to the north.

Description

The site slopes downwards to the northwest from New Mill Road. The site contours are visible on the Topographical plans in the data room.

The site is bounded to the north and south by residential properties, to the east by New Mill Road and to the west by private residential gardens.

The predominant wider surrounding land use of the application site is residential.

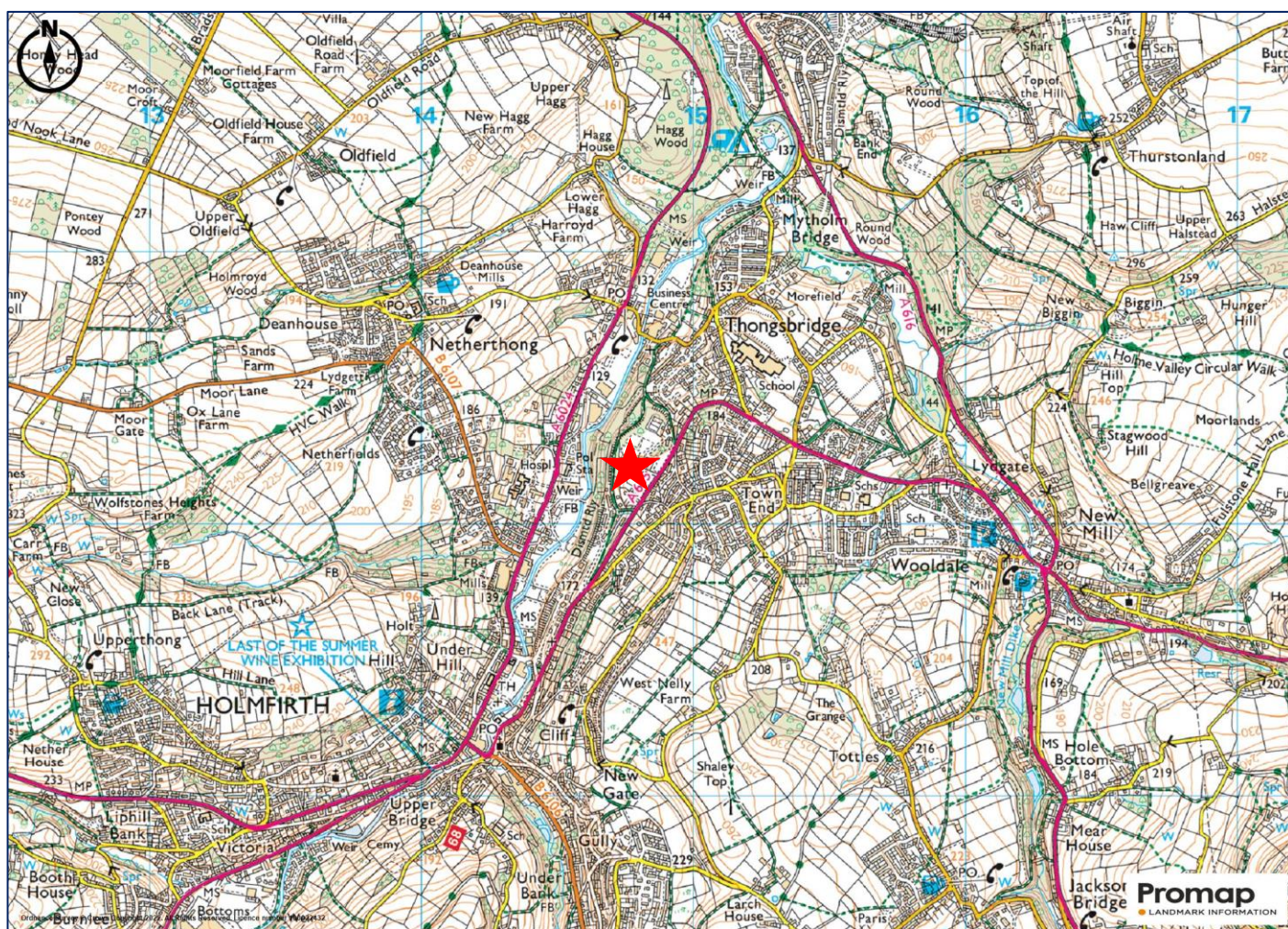
Planning

The site has full planning for the Demolition of existing dwelling and erection of 15 dwellings with associated access and external works (Planning ref: 2020/91896).

The permission includes an allowance for 3 affordable units onsite, 2no. x social rent (Plots 8 and 9) and 1no. discounted market sale (Plot 5).

The site lies within the settlement boundary of the town of Holmfirth and within the Council of the Borough of Kirklees.

The site does not lie within a Conservation or Green Belt Area, nor does it contain any Listed Buildings or Scheduled Monuments.



SAVILLS LEEDS
3 Wellington Place,
Leeds LS1 4AP

+44 (0) 113 220 1217

savills.co.uk

savills

Proposed Accommodation

The site will deliver a mix of housing types and sizes including 3, 4 and 5 bedrooms, in an attractive landscaped setting whilst making ample provision for public open space, including attenuation features.

The illustrative Site Layout below shows a mix of unit types of detached, semi-detached and terrace housing. Properties will be two and three storeys high and in keeping with existing neighbouring residential developments.

Type	Total	Mix	Number
Housing Schedule	15 units	3 bed (Affordable)	3
		3 bed	7
		4 bed	2
		5 bed	3

Technical Information

All planning and technical information are available to interested parties through a Data Room.

<https://savillsglobal.box.com/v/PentlandsHolmfirth>

Tenure

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

VAT

The vendor reserves the right to charge VAT.

Method of Sale

The deadline for offers is **Midday on 1st June 2022** and should be submitted to Sophie Sismanovic at sophie.sismanovic@savills.com. Offers must be submitted with a Savills Offer Pro-forma.

Viewing

The site can be viewed from the site boundary at New Mill Road. However, should you wish to walk the internal boundary, please contact Sophie Sismanovic in the first instance.





Contact

Sophie Sismanovic
+44 (0) 780 799 9912
sophie.sismanovic@savills.com

Joshua Franklin
+44 (0) 780 799 9923
jfranklin@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | April 2022

savills