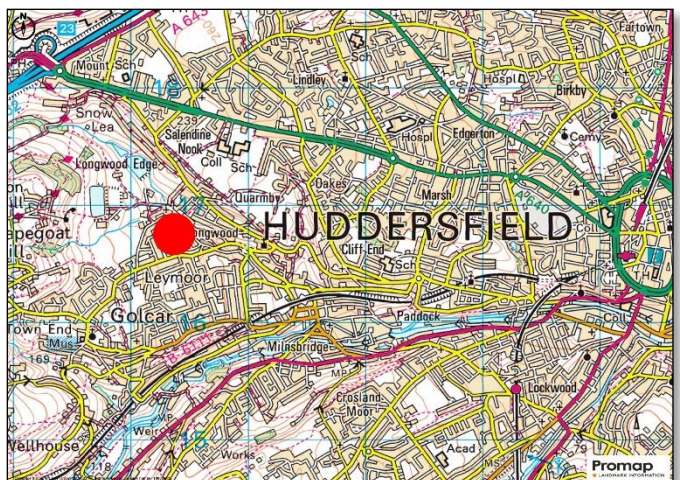




*\*For identification purposes only*

### **Excellent opportunity to acquire a residential development site with full planning permission for 27 dwellings. Circa 2.76 Acres (1.12 Hectares)**

- Excellent development opportunity with full planning permission secured for 27 residential dwellings.
- Located in the popular village of Golcar, 3 miles west of Huddersfield, with good transport links to Junction 23 of the M62.
- Access to the Data Room and Drone Footage is available via: [parkwoodroad-golcar.com](http://parkwoodroad-golcar.com)
- **Offer Deadline 12 Noon Friday 28<sup>th</sup> October**





### Location

The site is situated within the popular village of Golcar, on the outskirts of Huddersfield. The site is bound by existing estate housing to the west and south, with access through a development of housing recently completed by national housebuilder Barratt Homes. Land to the east is occupied by the former Parkwood Mill which has been converted into apartments.

The site is located close to local schools and a range of amenities including a Co-op and various public houses.

Golcar is located 3 miles from Huddersfield. Leeds is 16 miles north east and Bradford is 11 miles north east.

Slaithwaite train station is within a 10 minute drive of the site and provides frequent services to Huddersfield (7 minutes), Manchester (35 minutes) and Leeds (24 minutes).

### Description

The site comprises a broadly rectangular shaped development opportunity extending to circa 2.76 acres,

Direct access to the site can be obtained from Weavers Lane to the west of the site.

### Tenure

The majority of the site is of freehold tenure as shown **edged red** on the aerial photograph. The balance of the site (**edged blue**) is of long leasehold tenure. Full title information is available in the Data Room

### Data Room

The Data Room includes the following information: Title Documents, Indicative Site plan, Phase 1 Ground Investigation Report, Phase 1 Habitat Survey, Flood Risk Appraisal, Geotechnical Site Investigation Report, Topographical Survey, Transport and Access Appraisal, Remediation Quote, Offer procedure & Offer form.

Access to the Data Room is available via the dedicated website. [parkwoodroad-golcar.com](http://parkwoodroad-golcar.com)



### Planning

The site forms part of a larger housing allocation HS148 in the adopted Kirklees Local Plan. The site also has the benefit of full planning permission for 27 dwellings which was subject to two separate but complementary phased approvals. The applications were phased to enable further ecological surveys to occur on phase 2 prior to approval.

Both applications are subject to a S106 agreement that sets out the planning obligations. A copy of the S106 and the planning decision notices are available in the Data Room

### Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

### Terms

Offers are invited by way of informal tender for our Clients freehold and long leasehold interest with vacant possession on completion. Unconditional offers are preferred.

**Offer Deadline 12 noon Friday 28 October 2022**

Further information is available from sole agent, Cushman & Wakefield.

### Viewing

The site can be viewed from the adjoining public highway.

Phil Roebuck FRICS

+44 (0) 7747 008 459

[philip.roebuck@cushwake.com](mailto:philip.roebuck@cushwake.com)

Angus Swain

+44 (0) 07717 715839

[angus.swain@cushwake.com](mailto:angus.swain@cushwake.com)