

FOR SALE Wharfedale Property

Land off Heaton Grange, Bromley Road, Batley WF17 6EN

Residential Development Opportunity with Outline Planning Permission



Approximately 2.09 acres (0.85 Hectares)

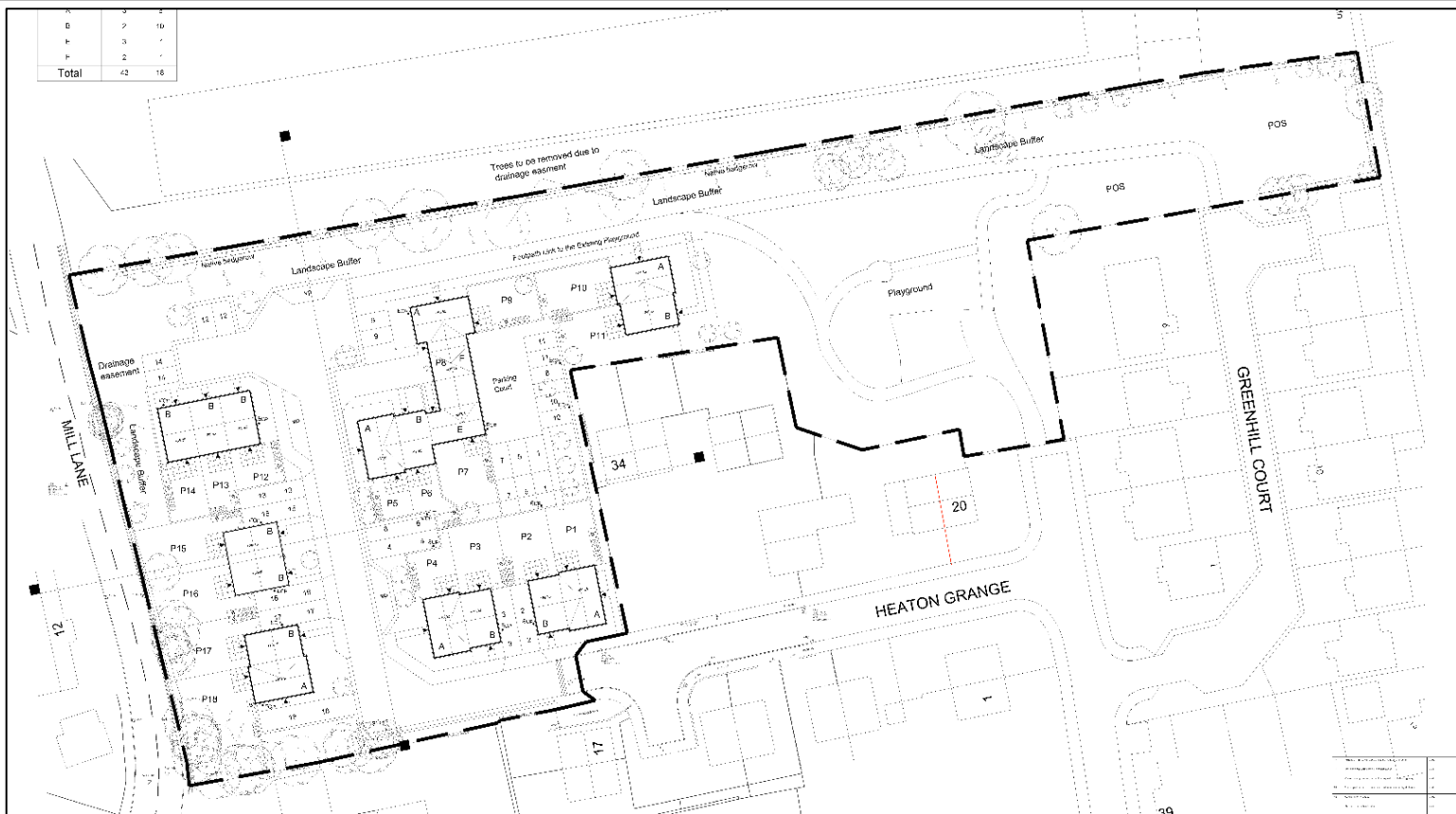
- Popular residential location of Hanging Heaton, Batley, West Yorkshire
- Outline planning approved for 18no. dwellings comprising a mix of 2 & 3 bedroom terraced and semi-detached houses
- Excellent access to J40 M1 & J27/28 M62, great public transport links and well-regarded local schooling and amenities

www.wharfedaleproperty.co.uk
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01924 476496

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Location

Positioned in the highly popular residential location of Hanging Heaton, Batley to the East of Mill Lane and accessed off Bromley Road / Heaton Grange.

The site is handily situated for access to J27/28 M62 and J40 M1 as well as providing easy access to the A652 Bradford Road.

Batley Train Station is approximately an 11-minute walk away, with Dewsbury District Hospital being a short drive away. Well regarded schools and local amenities are also within close proximity.

Description

Land off Heaton Grange is a prime development opportunity with outline planning approved for 18no. dwellings, comprising 11no. 2 Bed dwellings and 7no. 3 Bed dwellings.

The surrounding area is a mix of Residential, Commercial, Industrial and Greenbelt open Countryside.

Terms

Sale of our Freehold Interest.

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Site

The extent of the site is shown edged in red, for identification purposes only. Buyer to make their own enquiries as to the boundaries and their features.

Planning

The site benefits from outline planning permission 2020/60/93777/E (Decision Issue Date 01/03/2023).

Full details and supporting documentation are available on the Kirklees Planning Portal - <https://www.kirklees.gov.uk/> or do not hesitate to contact us for a copy of the full pack.

Price & VAT

Offers invited for the Freehold. All figures are quoted exclusive of VAT.

Viewing & Further Information:

Strictly by appointment only, contact:

| | | |
|-----------------|---------------|--|
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Subject to Contract

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