

Residential Development Opportunity

Bradley Villa Farm, Bradley, Huddersfield

For Sale



- Greenfield site in a prestigious area of Huddersfield
- Gross area of the land extends to approximately 24.29ac (9.83ha)
- Excellent schools within the local vicinity
- Allocated in Kirklees Local Plan for residential development
- Technical information available on data room

Location

The land is located in the village of Bradley which is to the north of Huddersfield on the southern side of the M62. The site has a gross area of approximately 24.29 acres (9.83ha). The areas surrounding the site include Bradley Park Golf Course and the urban areas of Brackenhall, Fixby, Woodhouse and, further afield, Huddersfield.

The nearest railway station is named Deighton, located 2 miles to the south-east with regular services to Huddersfield, Wakefield and Leeds. Regular bus services run on Bradley Road and Bradford Road which abut the site to the south and west. To the south is All Saints Catholic College (Diocesan Inspection Outstanding 2018 and Ofsted Rating Good 2017) and also St Thomas' Primary School as well as Bradley Bar Private Day Nursery.

Description

The site is greenfield in nature and primarily used for agricultural and arable purposes. The topography is undulating and predominantly falls from the southwest to the northeast.

Bradley Villa Farm Shop and associated buildings are located to the south west and excluded from the sale. The boundaries are formed by houses that front onto Bradley Road to the south; the eastern boundary runs along Shepherds Thorn Lane, which is adjacent to Bradley Park Golf Club. The western boundary is adjacent to residential dwellings with farm buildings to the south-west. The main point of access is to the west and onto Bradford Road (A641) through land owned by the Seller. Beyond the northern boundary is additional land owned by the Seller, which backs up to the M62.

Planning

The site is allocated in the Kirklees Local Plan under reference: H351. It is part of a larger allocation with the Council owned Bradley Park Golf Course. Jonathan Dunbavin of ID Planning (appointed by the Seller) shall be retained by the successful bidder to progress with a planning application. It is suggested that Jonathan is contacted on (0113) 2436116 to discuss planning strategy.

A masterplan has been prepared by STEN Architecture and is included in the Data Room.

Technical Information

On behalf of the Seller, Savills has instructed a range of technical reports on site. All planning and technical information is available to interested parties through a Data Room on the website.

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

- Topographical Survey
- Statutory Services Report
- Flood Risk Assessment & Drainage Strategy
- Ground Investigation
- Masterplan
- Redline Boundary Plan
- Title information

Tenure

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

VAT

The vendor reserves the right to charge VAT.

Method of Sale

It is expected that offers will be on a conditional basis, subject to Full Planning consent. All existing reports will be assignable. The deadline for offers is Midday on Friday 30th August 2019 and offers should be submitted to 'Simon Douglas' addressed to the 'Development Department, Savills, Ground, City Point, 29 King Street, Leeds, LS1 2HL'. 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.

