

**Land adj to
7 Quarryfields
Mirfield
WF14 0NT**

Best and final offers are
requested by 12noon on
Friday 19th September 2025

**Price:
OIRO £60,000**



LAND WITH DEVELOPMENT POTENTIAL SUBJECT TO PLANNING

Currently extends to 478.9m² / 0.118 acres

- Parcel of land previously used as a garden/allotment within popular residential area and having open fields to the rear.
- The land is unallocated and would suit the development of 1 or 2 dwellings subject to planning permission.

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DESCRIPTION

The property comprises a rectangular shaped parcel of land positioned between two residential properties, which has been used as garden/allotment land for a number of years. It is currently fenced and offers the potential for residential development, subject to planning.

The land is currently unallocated on the Local Authority Plan and is considered to be an infill plot between the existing housing.

It partially adjoins greenbelt and a biodiversity opportunity zone to the rear and extends to approximately 0.11 acres.

LOCATION

Mirfield is a small town between Huddersfield and Dewsbury that offers a range of local amenities including shops, schools and a railway station which is on the Huddersfield to Leeds line. Mirfield provides a balanced mix of house types and is generally regarded as a better than average residential area which is convenient for local amenities and the M62 motorway access at Clifton.

The land is positioned to the north east of Mirfield town centre, close to its border with Roberttown in a desirable residential location with open fields to the rear and a short walk from Crossley Fields J&I school. This is a residential area which attracts strong demand and good residential value.

ACCOMMODATION

SITE AREA 0.118 acres

ASKING PRICE

Offers In The Region of £60,000

RATEABLE VALUE

N/A

TENURE

The property is held under 2 separate freehold titles.

CONTACT

Contact the agents

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VIEWING

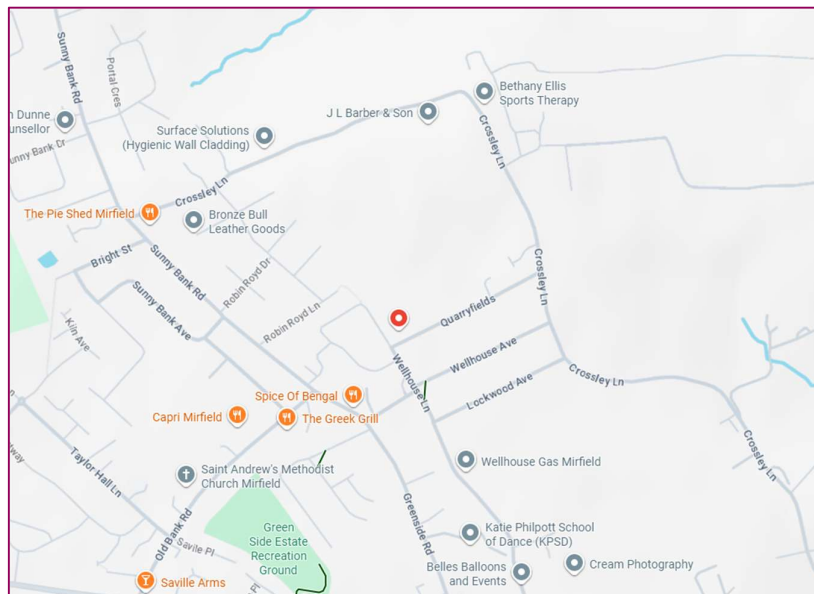
On site.

LOCAL AUTHORITY

Kirklees Council

VAT

The sale of the property is not subject to VAT.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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