

Land adjacent to
84 Longwood Gate
Longwood
Huddersfield
HD3 4US

Asking Price:
£160,000



LAND WITH PLANNING PERMISSION FOR 2 DETACHED DWELLINGS

- Planning permission granted under Application 2025/92152.
- Positioned in a popular residential area accessible for Huddersfield town centre and the M62 motorway network.

THE PROPERTY

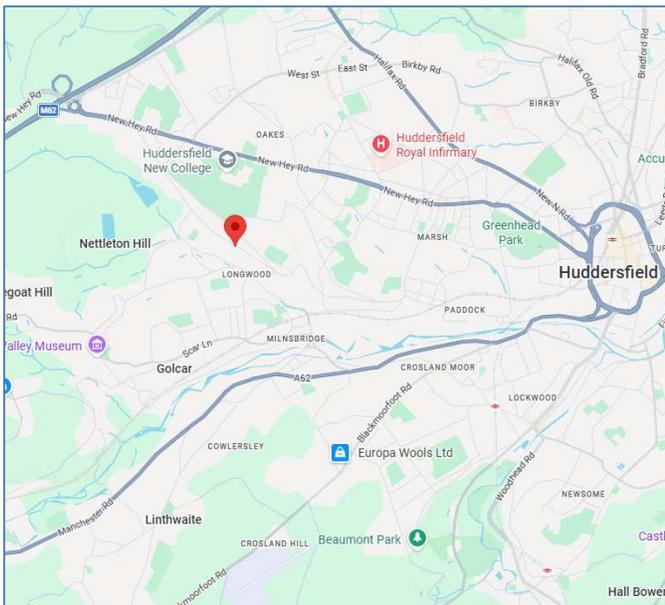
The property provides an excellent opportunity to acquire land with planning permission granted for the erection of 2 detached dwellings.

The ownership includes a parcel of land to the rear of the building plot which extends to approximately 3.7 acres and can be used as recreation/open space.

The planning permission includes a wide range of documentation which is available from the Agent's office on request.

LOCATION

The land is located along Longwood Gate approximately 3 miles to the west of Huddersfield town centre in a popular residential area. It is an area which is accessible for Junctions 23 & 24 of the M62 motorway network and is a sought after residential area with good access to local schools.



ACCOMMODATION

Land	3.7 Acres
Area with Planning Permission	0.116 Acres

ASKING PRICE

£160,000

TENURE

The property is held under a freehold title with Title No. WYK653803.

COUNCIL TAX

To be assessed on completion of development.

SERVICES

To be verified.

PLANNING

The property has been granted planning permission for 2 detached dwellings under Planning Application No. 2025/921152. A copy of the decision notice is available from the Agent's office upon request. Other documentation includes:-

- Preliminary Ecology & BNG Assessment
- Planning Statement
- Climate Change Statement
- Road Safety Audit.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Sheraz Muhammad

Sheraz.muhammad@bramleys.com

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: N/A

bramleys.com/commercial

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 in situ 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

14 St Georges Square

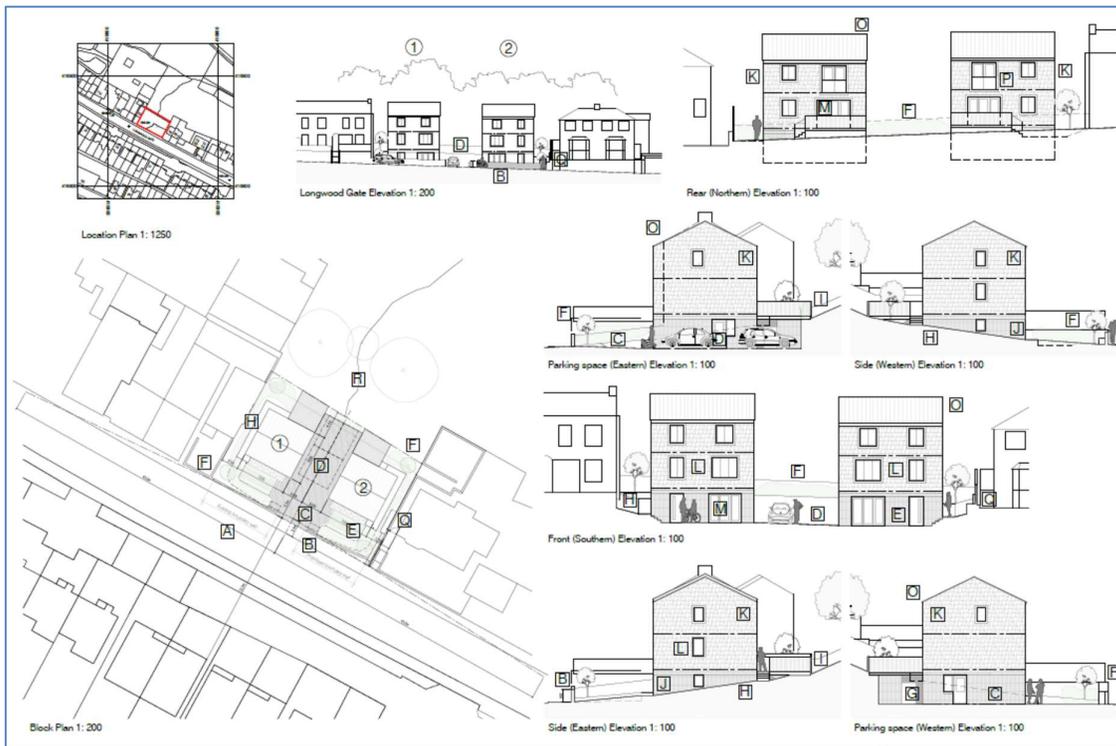
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