

EXTENSIVE PLAYING FIELDS WITH DEVELOPMENT POTENTIAL

FOR SALE



**SALENDINE NOOK PLAYING FIELDS, LONGWOOD EDGE ROAD,
HUDDERSFIELD, HD3 3UU**

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**BTG
Eddisons**

Salendine Nook Playing Fields, Longwood Edge Road

Huddersfield, HD3 3UU



Tenure

For Sale



Property Type

Land



Price

Offers invited



Size

5.66 Hectares (13.89 Acres)



Location

Huddersfield, HD3 3UU



Property ID

731.4230a (114994)

For Viewing & All Other Enquiries Please Contact:

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Director

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Property

The property comprises predominantly large open playing fields being level in nature. The site benefits from boundary walling and fencing.

The property is shown edged red on the plan attached for identification purposes only and has an area of approximately 5.66 Hectares (13.89 Acres).

Planning

The site is allocated as Urban Green Space under the Kirklees Council local plan.

Interested parties should make their own planning enquiries to the Kirklees Council's planning team.

Terms

Offers invited for the freehold with vacant possession.

Price

Price - offers invited.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located approximately 2½ miles from Huddersfield town centre off New Hey Road (A640), one of the main arterial routes in and out of Huddersfield and providing good access to the M62 motorway.

The property is located in a predominantly residential area with Huddersfield New College and Salendine Nook High School within the close vicinity.

The site is accessed primarily from Longwood Edge Road, just off Raw Nook Road.





