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development with care

WILBYS
CHARTERED SURVEYORS

RESIDENTIAL DEVELOPMENT LAND FOR SALE

Hollins Bank Hemsworth, Wakefield



Find out more

**OUTLINE PLANNING PERMISSION
FOR UP TO 260 RESIDENTIAL
DWELLINGS.**



Prime Development
Opportunity to the north
of Hemsworth



27 acres (11 ha)
greenfield site.



No affordable housing
requirement.

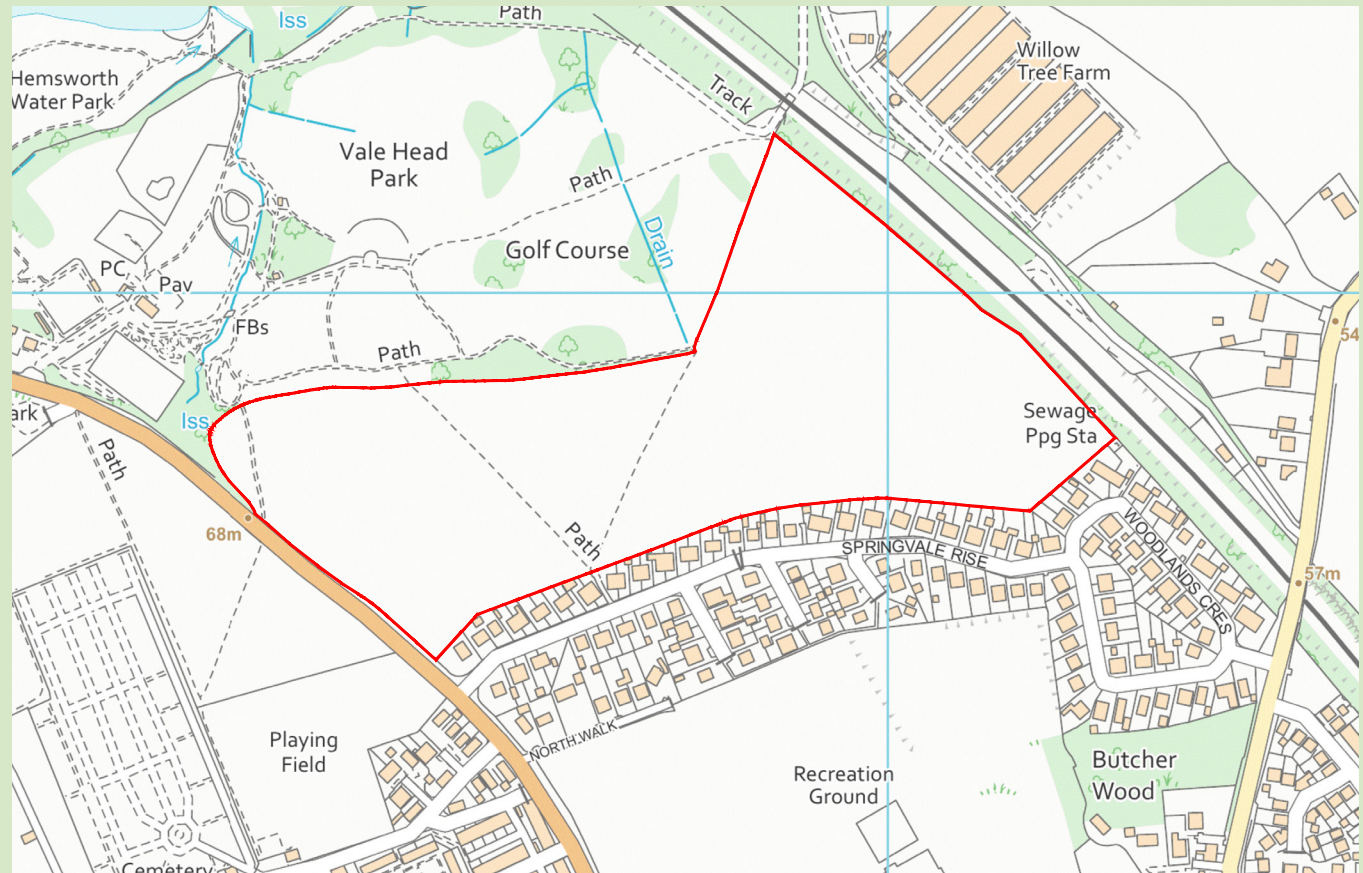
OFFERS DUE BY: 12 NOON, 11TH APRIL 2025



The Property

The property is allocated for housing in the adopted Wakefield Local Plan and has a site area of 11.05 hectares (27 acres).

- The site has strong boundaries, comprising existing housing to the south, a railway line to the east, the B6273 Wakefield Road to the west, and Vale Head Park to the north.
- A public footpath runs north-east across the site from Springvale Rise and an informal footpath also extends north-west towards Vale Head Park and Hemsworth Water Park. Both are incorporated in the masterplan.
- The site is located entirely in Flood Zone 1.
- 10% Biodiversity net gain delivered on site.
- Well served by public transport links.
- And only a 10 minute walk to Hemsworth Town Centre.

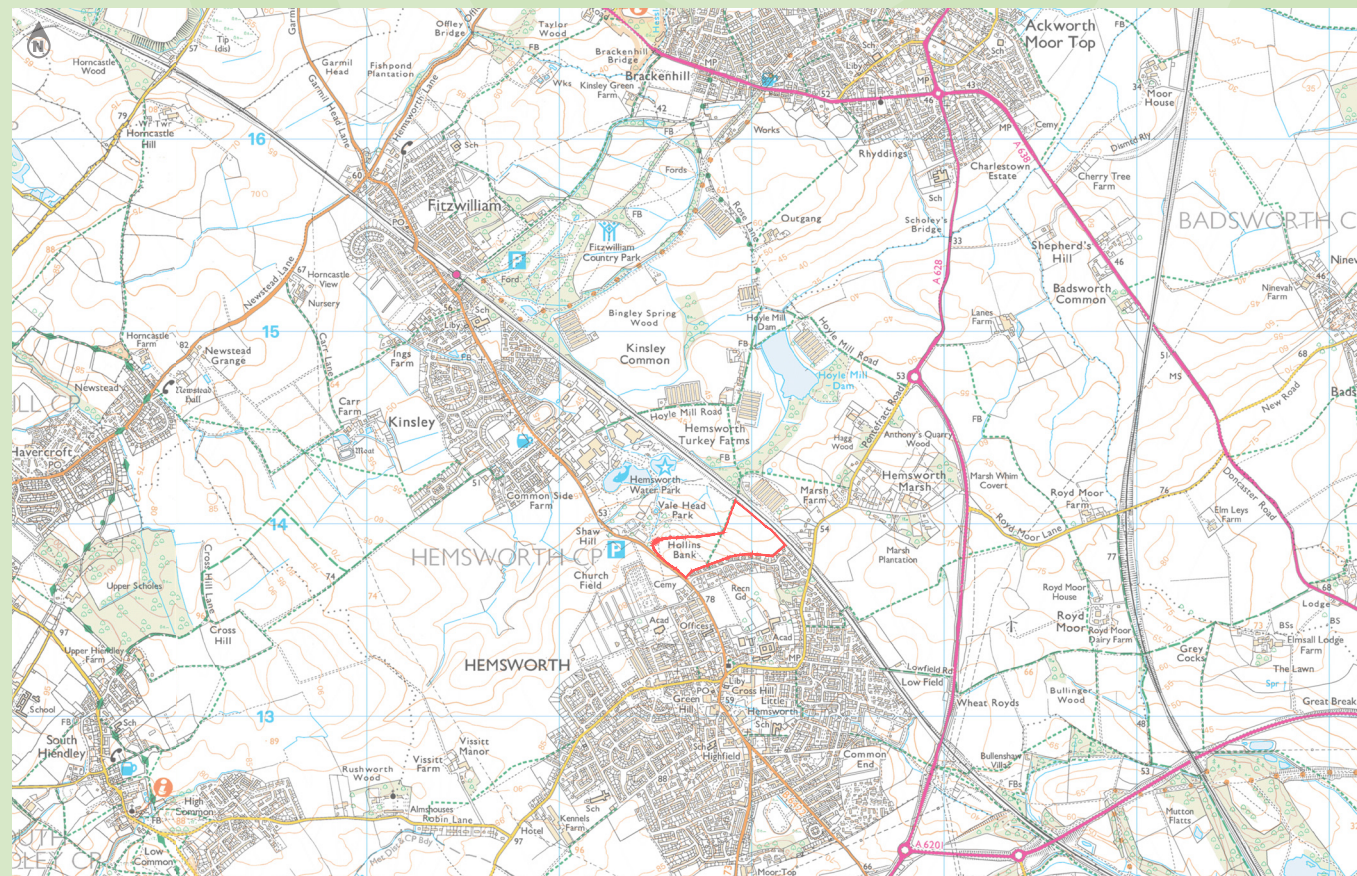




Location

The site is located on the northern side of Hemsworth, one of the largest settlements in southeast Wakefield, north-east of B6723 (Wakefield Road).

- The site benefits from being situated within easy walking distance of Hemsworth town centre and local schools.
- The Vale Head Park is to the north of the site with the established housing estate (Springvale Rise) located to the south. The railway line sits to the north-east of the site.



To...	By...	Distance	Time
Hemsworth town centre		0.6 miles	4 mins
Hemsworth town centre		0.6 miles	10 mins
Hemsworth town centre		0.6 miles	6 mins
Fitzwilliam train station		1.6 miles	8 mins
Fitzwilliam train station		1.6 miles	27 mins
Leeds		22 miles	44 mins
Leeds		22 miles	45 mins



Method of sale

The site is offered for sale by informal tender. Offers for the freehold interest should be sent to Jonathan Cooke and Lena Hyde at Banks on Jonathan.cooke@banksgroup.co.uk / lena.hyde@banksgroup.co.uk and Tim Scourfield at Wilbys Chartered Surveyors on tim@wilbys.net

Technical information

All planning and technical information is available to interested parties through a data room available on request. Please email hollinsbank@banksgroup.co.uk

Enquiries

Jonathan Cooke

07808 136 884

jonathan.cooke@banksgroup.co.uk

Lena Hyde

0191 378 6201 | M: 07801 676278

lena.hyde@banksgroup.co.uk

VAT

The vendor reserves the right to charge VAT.

Viewings

The site can be viewed from the public right of way crossing the site. If a more detailed inspection is required, please contact Lena Hyde on 07801676278.

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 3. All rents and prices quoted are exclusive of V.A.T., unless otherwise stated. 4. All measurements, areas and distances quoted are approximate only. 5. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority. 6. Location plans, if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. Items in photographs, where provided, are not necessarily included in the disposal. 7. Wilbys have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 8. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

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