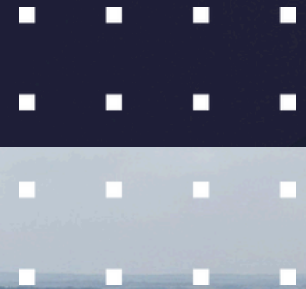


Land Adjacent to The Sands House

681 BLACKMOORFOOT ROAD, CROSLAND HILL, HUDDERSFIELD, WEST YORKSHIRE, HD4 7AE

For Sale - Development Opportunity



KEY HIGHLIGHTS

- Freehold Development Site For Sale
- Site Extends to Approximately 1.04 acres
- Residential or commercial development opportunity, subject to necessary planning consents
- Easily accessible, located just off Blackmoorfoot Road, under 3 miles from the A62
- Adjoining Public House Unaffected By Sale
- Offers Invited



LOCATION

The site is located off Blackmoorfoot Road in the Crosland Moor district of Huddersfield. The surrounding area includes a mix of residential, commercial and industrial properties. Sands House Lane, which adjoins Blackmoorfoot Road, runs along the western boundary of the site, while the southern boundary is immediately adjacent to an area of grassland. Huddersfield town centre is located approximately 2.5 miles to the east. The nearest railway facility is Lockwood Station, located 1.5 miles from the property, offering direct services to Huddersfield and Sheffield. In addition, Crosland Moor is served by regular bus services offering frequent connections to Huddersfield and the surrounding localities.

DESCRIPTION

The site is adjoined to The Sands House public house and currently comprises amenity paddock land, with a grazing licence in place. The site is broadly rectangular in shape and comprises 1.04 acres (0.42 hectares).

The site would be suitable for residential or commercial development, subject to the necessary planning consents.

On the opposite side of Blackmoorfoot Road, Miller Homes and Vistry have secured a substantial residential development site with consent for over 700 units.

Land adjacent to The Sands House

681 Blackmoorfoot Road, Crosland Hill, Huddersfield, HD4 7AE

TENURE

Freehold with a current grazing license in place that runs from 1st July 2025 to 30th June 2026.

PRICE

Offers are invited.

LEGAL COST

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VIEWING

Strictly by appointment with Savills. The adjoining public house is not part of the sale and under no circumstances should any staff members be approached.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

FURTHER DETAILS

[Shttps://savillsglobal.box.com/v/Sands-House-Huddersfield](https://savillsglobal.box.com/v/Sands-House-Huddersfield)

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