

For Sale - Development opportunity

Offers in Excess of
£500,000

Key Highlights

- Development site, with an existing 4-bed dwelling, with a total site area of approximately 0.25 hectares (0.61 acres) gross.
- Site within the Gomersal settlement boundary, approximately 200m from local amenities, with a bus stop immediately outside the site entrance.
- The site has Full Planning Permission for the construction of 10 single storey 1 bed dwellings (2025/62/91121/E) in one block – suitable for either a supported living or open market development.
- Offers to be submitted in writing to the sole agent.

St Mary's Vicarage, Spen Lane, Gomersal, BD19 4LS



Description

A well-located residential development opportunity extending to approximately 0.61 acres in the popular village of Gomersal, Cleckheaton. The site currently comprises an existing four-bedroom detached dwelling and benefits from a level topography and direct frontage to the public highway. Mature trees and established landscaping provide an attractive and well-contained setting. The land is well bounded by existing residential development with the Grade II Listed Church of St Marys sitting to the west.

Gomersal is a sought-after suburban village in West Yorkshire, offering a good range of local amenities including shops, cafés, pubs and restaurants, GP surgeries, dentists and pharmacies. The area is well served by local schools and regular bus services, with excellent access to the M62 and M1 providing convenient connections to Leeds, Bradford and Huddersfield.

Planning

The site benefits from Full Planning Permission granted by Kirklees Council for the development of 10 single-storey, one-bedroom dwellings within a self-contained block. For a Specialised Supported Housing Scheme.

Planning Reference: 2025/62/91121/E

Technical Information

A comprehensive suite of supporting information is available to download from the data room link below, including approved site layouts, a Topographical Survey, Access Plans, Preliminary Ground Surveys and a Drainage Survey:

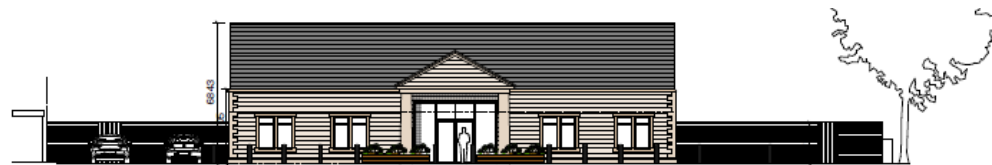
[DATA ROOM LINK](#)

Existing Wayleaves, Easements & Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT & Tenure

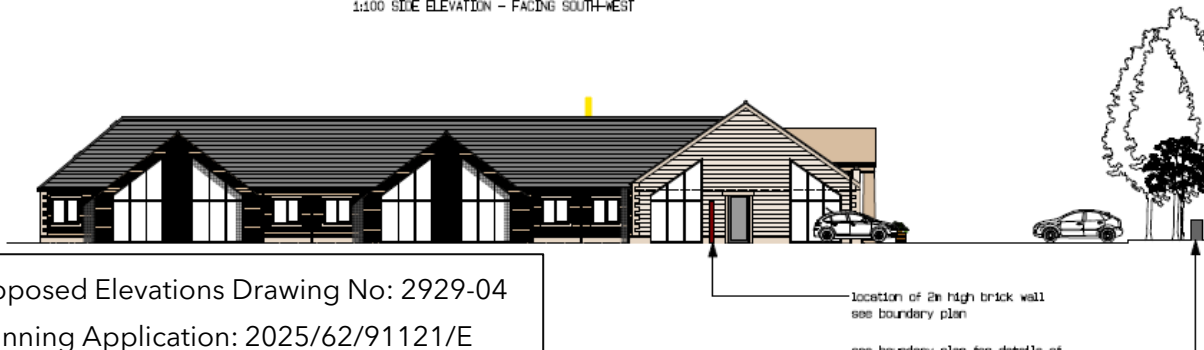
The site is not elected for VAT, held freehold and will be sold with vacant possession.



1:100 FRONT ELEVATION - FACING NORTH-WEST



1:100 SIDE ELEVATION - FACING SOUTH-WEST



Proposed Elevations Drawing No: 2929-04

Planning Application: 2025/62/91121/E

Location

The site is situated on Spen Lane in the sought-after village of Gomersal, approximately 1.5 miles from Cleckheaton town centre and well positioned for access to Leeds and Bradford.

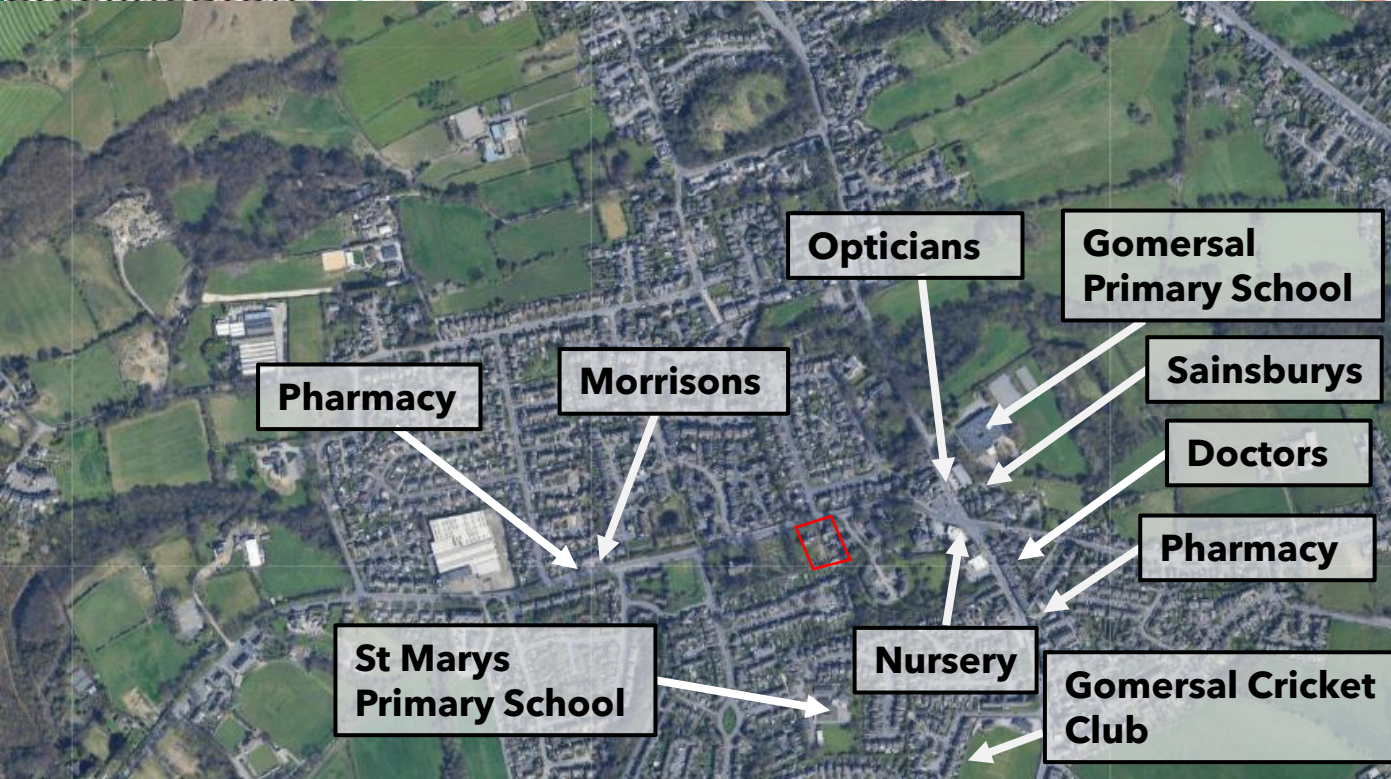
Gomersal is an attractive and established residential location, combining a village setting with excellent connectivity. The area benefits from easy access to the M62 and M606, providing convenient links.

The village offers a good range of local amenities, including shops, a post office, cafés, pubs and everyday services, with a wider range available in nearby Cleckheaton.

Gomersal is also well served by local schools, including Gomersal Primary School and Gomersal St Mary's CE Primary School.

Regular bus services connect Gomersal with surrounding towns and cities, while local footpaths provide access to the surrounding countryside and green space. A bus stop is located immediately at the site entrance,.

The combination of amenities, schools, transport links and attractive village setting makes Gomersal a popular residential location.





Contact Us

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Important Notice

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and The Land Hub and client have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Method of Sale

Offers are invited on an Unconditional basis for the land, or for a Turn-key completed development, in which case the diocese will employ a developer to deliver the site as a completed development.

The site is for sale freehold with vacant possession on Completion.

Offers which differ from the approved planning permission should include a proposed layout incorporating a full schedule of accommodation and a detailed breakdown of any abnormal development costs and clearly list any items which are subject to further due diligence.

Offers are invited via Private Treaty, with offers to be submitted in writing via the sole agent to Jess Short at jess@thelandhub.uk

Viewing

Viewings of the site are strictly from the roadside only, as the property is currently tenanted.

For further information, please contact Tim Short.

 THE CHURCH
OF ENGLAND
Diocese of Leeds

 **THE LAND HUB.**