



Woodbottom Mill, offers exciting development potential and enjoys a delightful setting, fronting the canal in Walsden, with wonderful valley views. Plans were passed in 2008 and renewed in 2011 but have now lapsed. Lapsed planning was for re-development of the site (approx 1582 square meters) to construct x11 new, 2 bedroom units, with parking. Any development here would have a wide appeal, due to the scenic setting and convenience for both Walsden village and Todmorden town centre. The stone and slate from the mill building could be utilised to ensure any future development is in keeping. Please contact the office to arrange a site inspection.

- **Development Opportunity**
- **Canalside Setting, Valley Views**
- **Semi Derelict Stone Mill Building**
- **Plans Include Private Parking**
- **Lapsed Planning for 11 New Units**
- **Former Cotton Mill From 1860's**
- **Primary Housing Area**
- **Popular Location**

Accommodation:

All measurements are approximate

History

Woodbottom Mill was built in the grounds of Woodbottom Farm circa 1860. The weaving shed was later sold and expanded from the 1880's. Crossley & Sons moved their shuttle manufacturing business to the mill in 1928 and were there until 2006, when the business stopped trading. The stone mill building has declined over recent years. Industry in the valley has changed and Todmorden has become more of a favoured residential town as opposed to a working mill town. The site is ripe for redevelopment, using the stone and slates from the former mill building.

Location

A triangular site, located within a Primary Housing Area, incorporating a near derelict former textile mill and warehouse with parking. The site is located off Hollins Road in Walsden, with the Rochdale canal to the West. Todmorden town centre and station are within approximately 1.25 miles.

Lapsed Planning

A planning application was granted in 2008 and later renewed in 2011 - 11/01011/REN. Plans were passed for re-development of former warehouse to 11 new 2 bed dwellings.

Calderdale Council

The local authority is Calderdale and planning documents and history can be obtained from their planning portal, via this link:
www.calderdale.gov.uk/v2/residents/environment-planning-and-building/planning/search-and-comment-planning-applications

Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

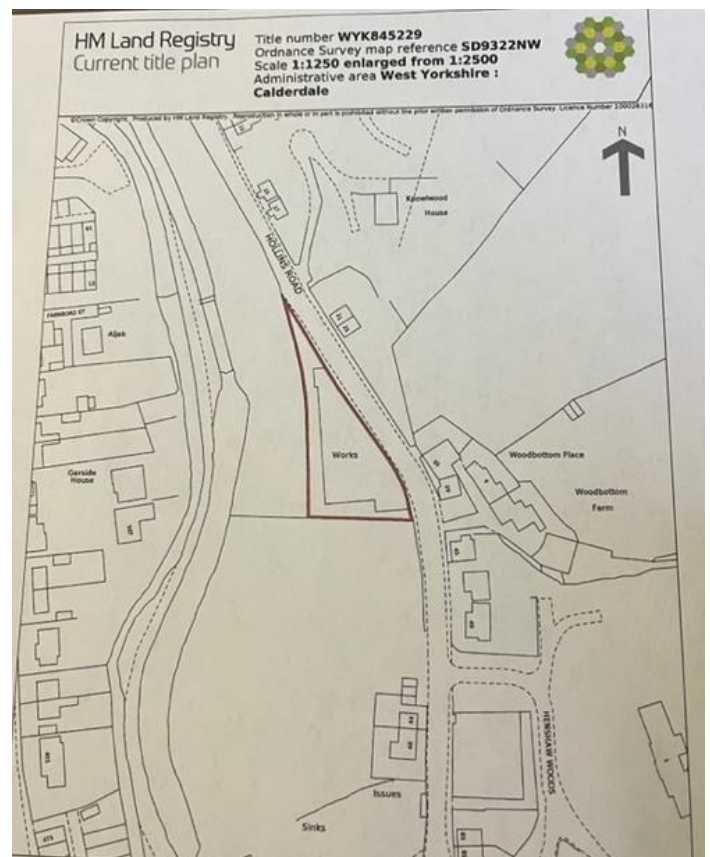
How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

**Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.**

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Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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