

FOR SALE

**PART MOUNT PLEASANT MILLS
MIDGLEY ROAD
MYTHOLMROYD
HX7 5LR**

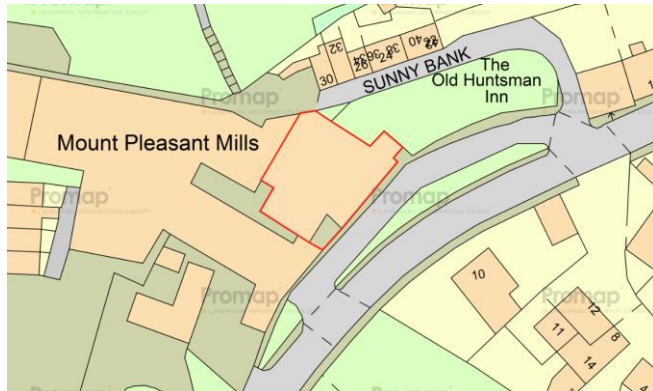
- RARE FREEHOLD OPPORTUNITY
- 10,235 SQ FT (950.83 SQ M)
- PROMINENT LOCATION
- DEVELOPMENT POTENTIAL (STPP)



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Location

The mill complex is located along and fronting onto Midgley Road in the local centre of Mytholmroyd within the Calder Valley. Located opposite is the recreation ground and close-by is Calder High School. Halifax Town Centre is located approximately 4 Miles to the East via the main A646 Burnley Road and Hebden Bridge is 3 miles to the West.

Description

The property comprises a four-storey mill of stone construction under a multi-pitch slate roof providing extensive accommodation having multi-level access points. The premises form part of a larger mill complex known as Mount Pleasant Mills, which is predominantly occupied by a mixture of light industrial uses. In addition, there are several lean-to workshops and outbuildings including a small garage and two-storey retail property which is currently used as a hair salon.

The whole complex has a Primary Housing allocation with part of the mill complex also allocated within the conservation area under the adopted Unitary Development Plan (UDP) and is considered suitable for redevelopment to residential subject to relevant Planning Permission. For further information on the Planning potential of the property please contact the Planning Department at Calderdale MBC.

Additional Development Land: A linear parcel of further potential development land situated adjacent to the property may be available via separate negotiation.

We understand that all mains services are connected to the property. Please note that none of these services have been tested and therefore interested parties are advised to satisfy themselves as to their condition and suitability for the intended use.

Price

Offers invited in excess of £275,000.

Accommodation

| The Total Approximate Gross Internal floor areas are: | | |
|---|---------------|---------------|
| | Sq Ft | Sq M |
| Ground Floor | 1,102 | 102.38 |
| First Floor | 2,682 | 249.16 |
| Second Floor | 2,697 | 250.55 |
| Third Floor | 2,697 | 250.55 |
| Lean-to | 801 | 74.41 |
| Hair Salon | 256 | 23.78 |
| Total Approximate GIA | 10,235 | 950.83 |
| All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent. | | |

EPC

The property has been assessed with an EPC rating of E (114).

Terms

The Freehold Interest of the property is available For Sale with Full Vacant Possession provided throughout on Completion.

VAT

The price quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For further information or if you wish to arrange a viewing, please contact the sole selling agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 30607

Sep-21



Property House, Lister Lane, Halifax, HX1 5AS

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