

FOR SALE  
EXTENSIVE INDUSTRIAL FACILITY WITH  
MODERN INDUSTRIAL UNITS AND  
EXTENSIVE YARD WITH ADDITIONAL  
APPROVED PP OPPORTUNITIES

Eddisons



SHIBDEN HALL ROAD, SHIBDEN, HALIFAX, HX3 8PJ

PRICE ON APPLICATION

- Good quality industrial units and workshops plus large 2 storey office.
- Rarely does such an extensive **FREEHOLD** site with good transport links combined with additional **APPROVED PP** opportunities come to the market.
- Extensive yards/grounds for further development.
- Private secured gated access and well located close to Leeds Road (A58).
- Suitable for a variety of uses (STP).
- Environment Agency Licensed W/Transfer Station (inert building materials).

AVAILABLE SPACE

In excess of 2 Hectares  
(in excess of 5 Acres)





## LOCATION

The site is conveniently being just off Leeds Road (A58) which provides access to the M62/M606 motorway network, being approximately 4.5 miles to the east.

It is located in the much sought after beautiful Shibden Valley being approached from Shibden Hall Road and is approximately 1½ miles to the east of Halifax.

The area is rich in heritage with Shibden Hall nearby, the ancestral home of Anne Lister (as featured in the successful BBC/HBO drama "Gentleman Jack") and Shibden Park less than ½ mile walk.

It is also within easy commuting distance of both Leeds and Manchester.

LEEDS	MANCHESTER
14 miles	34 miles
20 mins	40 mins

## DESCRIPTION

The site comprises a mainly level area which is currently utilised for industrial and storage of machinery/plant. There are a variety of industrial/workshops including:-

- 1) 2 adjoining industrial units being single storey, pitched roof both benefitting from own roller shutter/personnel access with interlinked roller shutter/personnel access option, concrete floor throughout, relevant WC facilities etc (overhead craneage/heater not included) and an eaves height of c. 5-5.35m. Overall GIA of approximately 6,869sq.ft.
- 2) An additional storage unit comprising of a single storey breeze block built unit benefitting from drive in roller shutter access, vehicle inspection pit, concrete floor and partitioned out office/staff facilities. Overall GIA of approximately 1,863sq.ft.
- 3) A two storey office block being brick built and benefitting from private offices, kitchen and relevant WC facilities, carpeted flooring and built on workshop/storage unit. Overall approximate GIA of 2,532sq.ft.
- 4) Environment Agency Licensed (inert) W/Transfer Station – uncontaminated earth – uncontaminated bricks, stone, stone setts, flagstones solid concrete blocks, kerbs and flags.

Planning for residential development has been obtained (see "planning") but alternative schemes could be considered subject to planning.

## PLANNING

The property enjoys full planning for its existing use but the site benefits from planning permission 15/01689/FUL for 14 dwellings with generous gardens (decision issue date 29/03/2019 - IMPLEMENTED). Plus 3 further dwellings APPROVED 23/00309/OUT and 20/00491/OUT. Totalling 17 detached dwellings APPROVED.

Full planning and supporting documentation is available on the Calderdale Planning Portal ([www.calderdale.gov.uk](http://www.calderdale.gov.uk)).

## RATEABLE VALUE

Main premises – current rateable value £27,250

Additional separate storage/office staff facilities (Unit 1) – current rateable value £4,900.

## SERVICES

Electricity (3-phase), water and drainage.

## VAT

Prices are exclusive of VAT if chargeable.

## TERMS

The freehold of this attractive site is offered with full vacant possession (Business relocation).

Price on application.

## LEGAL COSTS

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

## VIEWING

Strictly by prior arrangement with the agents:

Eddisons  
 Tel / 01274 734101  
 Email / [john.padgett@eddisons.com](mailto:john.padgett@eddisons.com)  
 Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

**SUBJECT TO CONTRACT**  
 FILE REF / 731.4330A (147428)

For more information, visit [eddisons.com](http://eddisons.com)  
 T: 01274 734 101

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