

Land at Former Clough Mills, Shelf



Development Opportunity

Residential development opportunity in Shelf, Halifax with outline planning for 30 dwellings

- Located in the village of Shelf, Halifax
- Outline planning permission granted for 30 dwellings
- The site extends to 2.75 acres (1.11 hectares) gross

Site Location

The site is situated to the southern side of Shelf, which is a village in Calderdale, West Yorkshire. Shelf is located between Halifax and Bradford, which are located 3 miles south west and 5.6 miles north east respectively. The site lies to the west of Halifax Road (A6036) which, provides direct access to Shelf to the north and Halifax to the south.

Shelf provides several amenities including Shelf Hall Park, pharmacy and health centre, Lidl as well as several pubs and restaurants. There are several well regarded primary schools within Shelf as well as Hipperholme Grammar School for secondary education.

Access to the site will be provided from West Street/Shelf Hall Lane. The surrounding area is mostly made up of residential dwellings with some commercial uses immediately to the south.



Planning

- The landowners have secured an outline planning application with all matters reserved other than access. The application comprises up to 30 dwellings of varying housetypes and parking.
- A new access off West Street/Shelf Hall Lane will be provided to the north west.
- The outline planning permission can be viewed by visiting the Calderdale Council Public Access website and searching by the planning application reference number – 23/01125/OUT.



Method of Sale

The subject site is for sale by way of Private Treaty; however we reserve the right to conclude the marketing by an Informal Tender process.



Viewings

Access will be provided to the site through a number of viewing dates. We ask interested parties refrain from entering without prior consent.

Offer Deadline

We are inviting offers on a conditional and unconditional basis by **12 noon on Thursday 19 September 2024.**

An offer pro-forma will be provided within the data room, we ask interested parties to complete this in full as part of their offer submission.



Further Information

Please contact JLL to gain access to the dedicated dataroom to view/download all available documents, which include :-

- Planning Application
- Site layout plan
- Technical pack – including Phase II ground investigation

The planning application can also be viewed by visiting the Calderdale Council Public Access website and searching by the planning application number – 23/01125/OUT

Title

The property is registered at H M Land Registry with title number YY174510.

The site will be sold with clean title and vacant possession.

VAT

We understand the site has been elected for VAT.

Contacts

For further information or to make viewing arrangements please contact:

James Hendry

James.Hendry@jll.com

07581 469 627

James Mohammed

James.Mohammed@jll.com

07833 451 943

