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FOR SALE



15.35 Acre Prime Allocated Commercial Development Site Huddersfield Road , Brighouse West Yorkshire HD6 3SE



The Opportunity

Our clients own the freehold of the land outlined edged red on the aerial photographs occupying a superb location between Brighouse and Huddersfield.

The land is allocated for industrial development with the capacity for potentially up to 176,500 sq ft of manufacturing and warehousing units.

We are instructed to invite expressions of interest from potential developer purchasers who can demonstrate their resource and ability to deliver a development and the best price for the site with the benefit of a planning approval.

Location

The land lies in an elevated position alongside the M62 motorway midway between junction 24 (2.8 miles) and junction 25 (2.4 miles). It is accessed off the A641 Huddersfield Road with Brighouse town centre being a mile away and Huddersfield town centre being 2.5 miles distant.

The location allows for easy access to the M62 motorway servicing the Yorkshire and Lancashire conurbation.





The Site

The site is 15.35 acres and is mainly level but drops away in the south east and south west quadrants. There is approximately 12.1 acres of developable land as outlined in the recently confirmed and adopted local plan.

The site has always been used for agricultural use.

Planning

The site lies in Calderdale and has been allocated in the local plan as an employment site (LP1618), with a minor modification (MM146) excluding and restricting development near Toothill Hall due to the significance of this heritage asset.

An industrial scheme has been drawn up for the site by KPP Architects showing a density taking the above into account of 176,500 sq ft of B1c, B2 and B8 units.

All planning enquiries should be directed to Calderdale Council.

Tenure

The property will be sold freehold with vacant possession on completion.





Services

We understand that mains services are available in the A641 Huddersfield Road, including gas, water and mains drainage: However, all prospective purchasers should investigate these matters to their own satisfaction.

Proposal

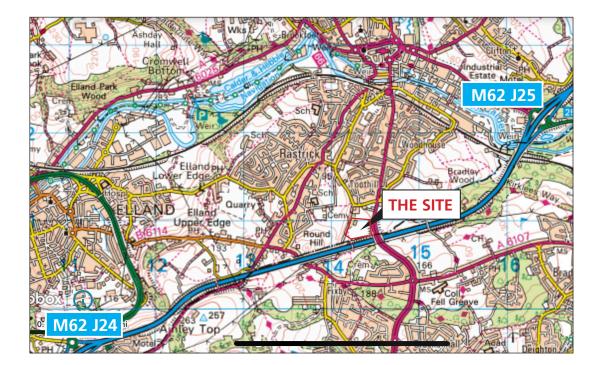
Proposals are invited for the freehold of the property, subject to contract, and subject to planning permission.

These should include:-

- 1. Source of funding to complete the purchase at the price offered including any third party approvals necessary.
- 2. Development proposals in terms of scale and nature.
- 3. The proposal for delivering the planning approval, including track record in similar circumstances in the region.
- 4. The due diligence required, the process and associated timescale along with any conditions.
- 5. Assumptions made in arriving at the price offered.







Viewing and Further Information

Parties wishing to view and walk the site should arrange an appointment with the selling agents.

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