

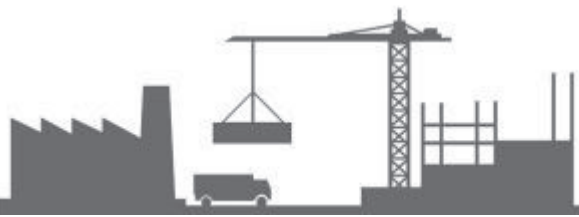
**DOVE HAIGH
PHILLIPS**

**0113 245 0550
dhpproperty.co.uk**



FOR SALE

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



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The Opportunity

Our clients own the freehold of the land outlined 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.



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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.



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Viewing and Further Information

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

Mike Haigh MRICS

mike.haigh@dhpproperty.co.uk

0113 245 0885 | 07894 464060

Sarah-Jayne Lishman

sarah-jayne.lishman@dhpproperty.co.uk

0113 457 5551 | 07725 365997

Misrepresentation Act:

Dove Haigh Phillips for themselves and for the Vendors and Lessors of this property whose agents they are give notice, i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Dove Haigh Phillips has any authority to make or give any representation or warranty whatever in relation to the property JUNE 2023