

FOR SALE

Pond Quarry, Lightcliffe Road,
Brighouse, HD6 2HZ

**DOVE HAIGH
PHILLIPS**

Residential Development Site
Planning Consent for 75 Dwellings
4.45 Acres (1.8 Hectares)



**OFFERS INVITED BY
FRIDAY 30TH SEPTEMBER
2022**

Agency | Consultancy | Development | Investment | Valuation

Dove Haigh Phillips LLP, 11 Park Square East, Leeds LS1 2NG

t: 0113 245 0550

w: dhp.org.uk

e: advice@dhp.org.uk



RICS

The Opportunity

- * A former quarry site with planning consent for up to 75 dwellings.
- * An attractive location immediately to the east of Brighouse High School.
- * A quality residential area with excellent access to local facilities and the wider region.
- * A substantial infilling and restoration scheme is required with an enabling capacity of 108,000 m³ back fill.

Planning

- Calderdale Metropolitan Borough Council granted planning approval for Hybrid application for engineering works for quarry recovery and outline consent (with access) for up to 75 dwellings.

Application No: 19/00662/WAM

- * The approval notice is dated 17 September 2021
- * Further details of the planning conditions and approved infilling operation are available from Calderdale councils on line planning portal

Press Ctrl and click to follow link to Portal below:

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?keyVal=PSML57DW0CT00&activeTab=summary>



DOVE HAIGH PHILLIPS

Proposal

Proposals are invited, subject to contract, for the purchase of the freehold site.

Offers should be made via email to the sole agents, Dove Haigh Phillips, for the attention of Mike Dove (mike.Dove@dhp.org.uk) no later than **FRIDAY 30TH SEPTEMBER 2022**.

Proposals should include the following information:

- The source of funds to complete the purchase at the price offered.
- Any corporate or third party approvals necessary prior to purchase.
- Development proposals in terms of scale, nature and phasing.
- Assumptions made in arriving at the price offered.
- The proposal for completing enabling infilling operations including track record in similar circumstances.
- Due diligence process and timescale.

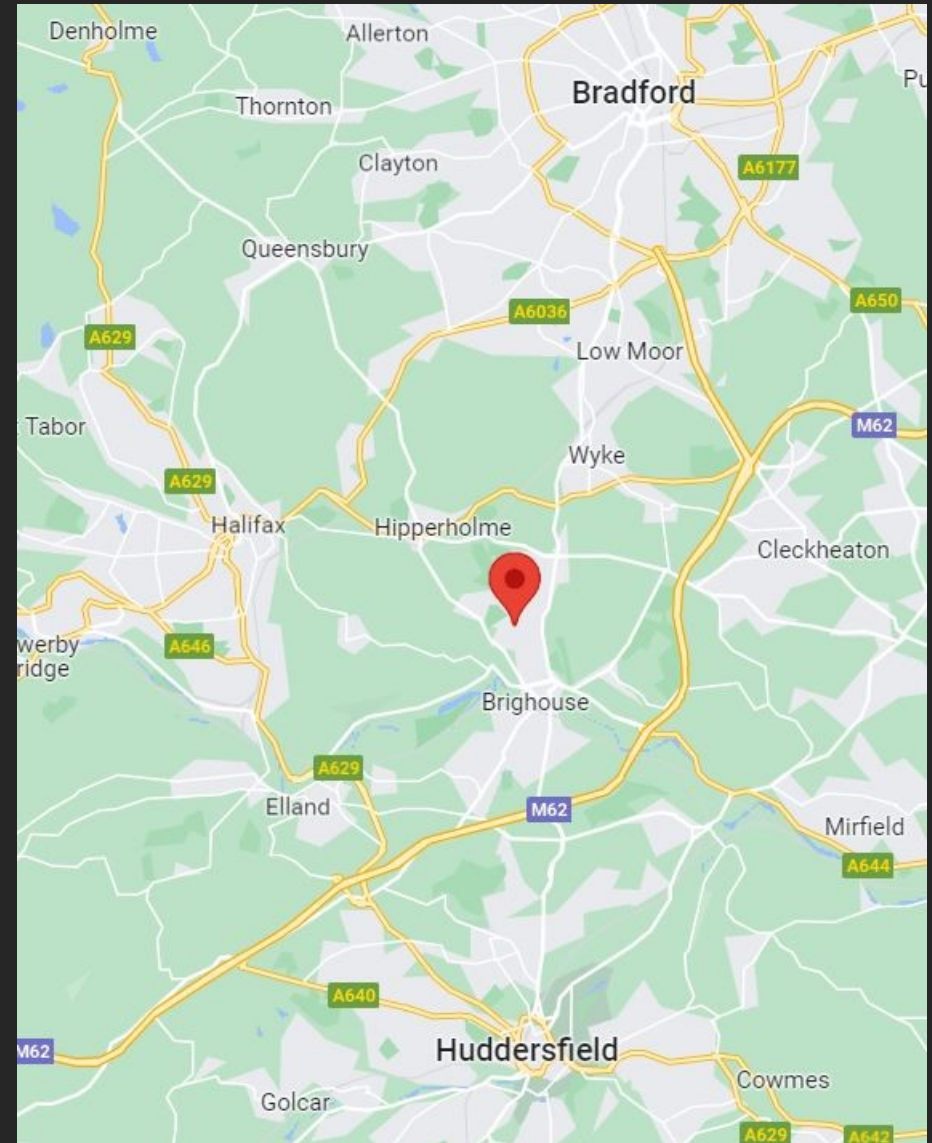
Viewing & Further Information

For further information, or to organise site access, please contact the sole agents, Dove Haigh Phillips, 11 Park Square East, Leeds, LS1 2NG

Mike Dove BSc (Hons) FRICS

mike.dove@dhp.org.uk

07894 464 040 / 0113 245 1525



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