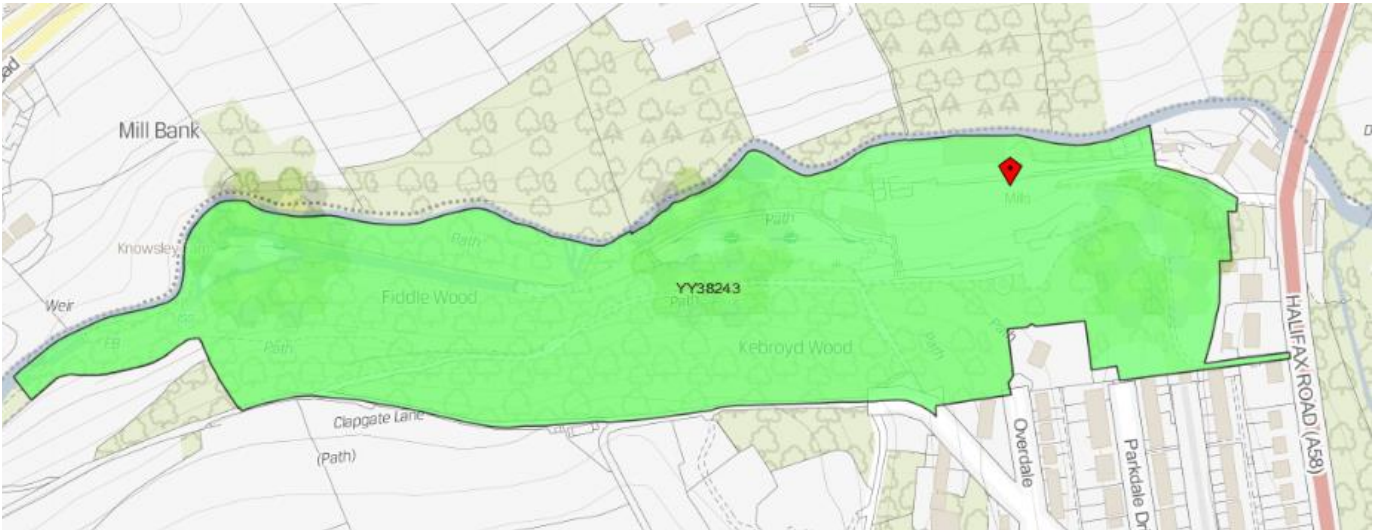




FOR SALE

ON BEHALF OF THE FIXED CHARGE RECEIVERS



- Residential Development Site
- Total area of c18.76 acres
- Developable c 5.5 acres
- Desirable residential area
- Access to J22 of M62
- Freehold
- Opportunity for new housing scheme.

FORMER KEBROYD MILL, HALIFAX ROAD, RIPPONDEN, HX6 3HL

www.behrandco.co.uk / 0161 832 4744



LOCATION & POSITION

The site is well located off and overlooking Halifax Road in Ripponden, West Yorkshire. It is conveniently accessed via Oldham Road which extends via Junction 22 of the M62 and is within a 30 minute drive of both Manchester and Leeds city centres. The site enjoys a hugely picturesque setting being surrounded by attractive mature countryside to all elevations.



DESCRIPTION

The site is the location of the former Kebroyd Mills estate. Dene Mill and Old Mill have since been demolished to create a development site that extends to a total of 18.76 acres (7.59 ha). There is a developable area within this of broadly 5.5 to 6 acres depending on the layout of any proposed scheme.

The site is split on two levels and undulates in part but is considered suitable for residential development. All interested parties are advised and recommended to undertake a site inspection so that the full potential of any development can be envisaged.

PLANNING

At present the site does not have any existing planning consents attached to it. Historically it did benefit from consent for a total of 82 residential units being split between a conversion of the former mill and an element of new housing. However with the demolition of the mill and delay in proceeding this consent has since lapsed. Verbal enquiries with the local planning office have resulted in confirmation that they would favour a housing scheme on the site subject to a formal application being submitted. All interested parties are advised to make their own enquiries with Calderdale Council.

EPC

There is no energy performance certificate in place as there are no buildings on site.

TENURE

The property is held freehold via title YY38243. Interested parties should make their own enquires for verification purposes.

PRICE

Please enquire to discuss the guide price and disposal strategy.

VAT

We recommend that all interested parties make their own enquiries as to whether VAT is payable on the sale of the property.

OPPORTUNITY

The site offers a magnificent opportunity for a house builder or developer to create a unique and high quality scheme within a picturesque and desirable area.

VIEWINGS / FURTHER INFORMATION

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Regulated by RICS