

HALIFAX, West Yorkshire

Gibbet Street HX1 5DS

McBeath
Property Consultancy

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Town Centre Development Opportunity

- Prominent island site
- Suitable for a range of uses (subject to planning)
- Adjacent to Bolt Works a new high quality apartment scheme
- Accessible town centre site
- Close proximity to public transport and services
- Architects indicative plans available

FOR SALE

LOCATION

The property is situated on Gibbet Street in Halifax town centre with further frontages to Lister Lane, Mount Street and Stead Street.

Halifax is a large town in West Yorkshire situated approximately 17 miles to the south west of Leeds and 32 miles to the north east of Manchester. Huddersfield, Elland, Brighouse and a number of other towns are all in proximity. Road access is very good with the M62 running to the south of the town, and public transport provision is very good with regional and local rail and bus services.

Historically the town was major centre for the textile industry the legacy of which can be seen with its numerous mill buildings which are architecturally grand and many of which have been restored and upgraded to provide a wide range of commercial, leisure and residential accommodation. The town is now perhaps best known for the Halifax Bank one of the UKs main retail banks and a major employer locally. The town has a rich and diverse culture and economy and there are many notable attractions which draw year round visitors, including Eureka Museum, Piece Hall and Dean Clough Mills.

DESCRIPTION

The property comprises an island site which is largely level and roughly rectangular in shape. It is an island site with road frontages enabling any development on the site to be fully independent and self-contained.

Currently the site is used as a public paying car park.

Preliminary discussions with the planners suggest that the site has potential for a number of commercial and/or residential uses. However, interested parties must make their own enquiries in this regard. We are able to provide architects indicative floor plans for a residential scheme of the site. The immediate area is established for quality town centre residential purposes as illustrated by The Bolt Works the residential scheme recently completed on the adjacent site.

Our calculations suggest that the site has an area of approximately of approximately 0.54 acres (interested parties must satisfy themselves in relation to the site area).

An indicative scheme prepared by the vendors illustrates a 7 storey building, providing a total of 70 apartments (13 x 1-bed, 57 x 2-bed) with secure parking for 49 cars and a cycle store.

SERVICES

We are advised that the site will be able to connect to mains electricity, gas, drainage and water.

PRICING

Offers are invited for this valuable freehold opportunity.

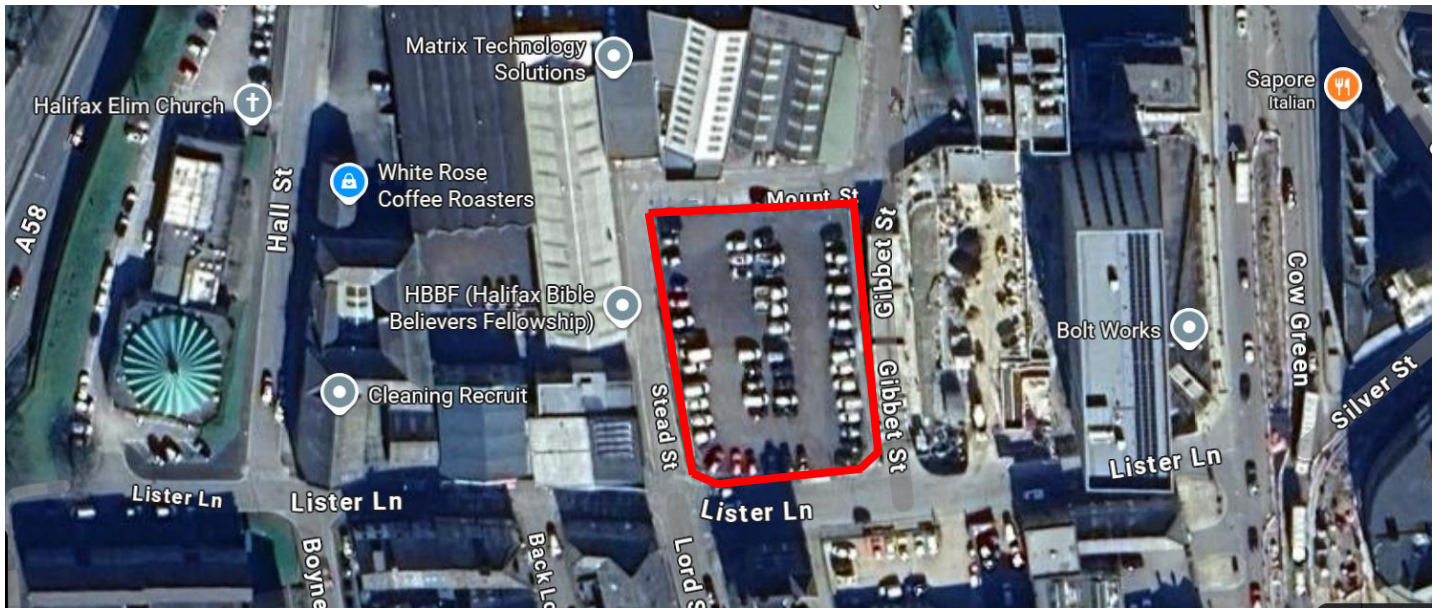
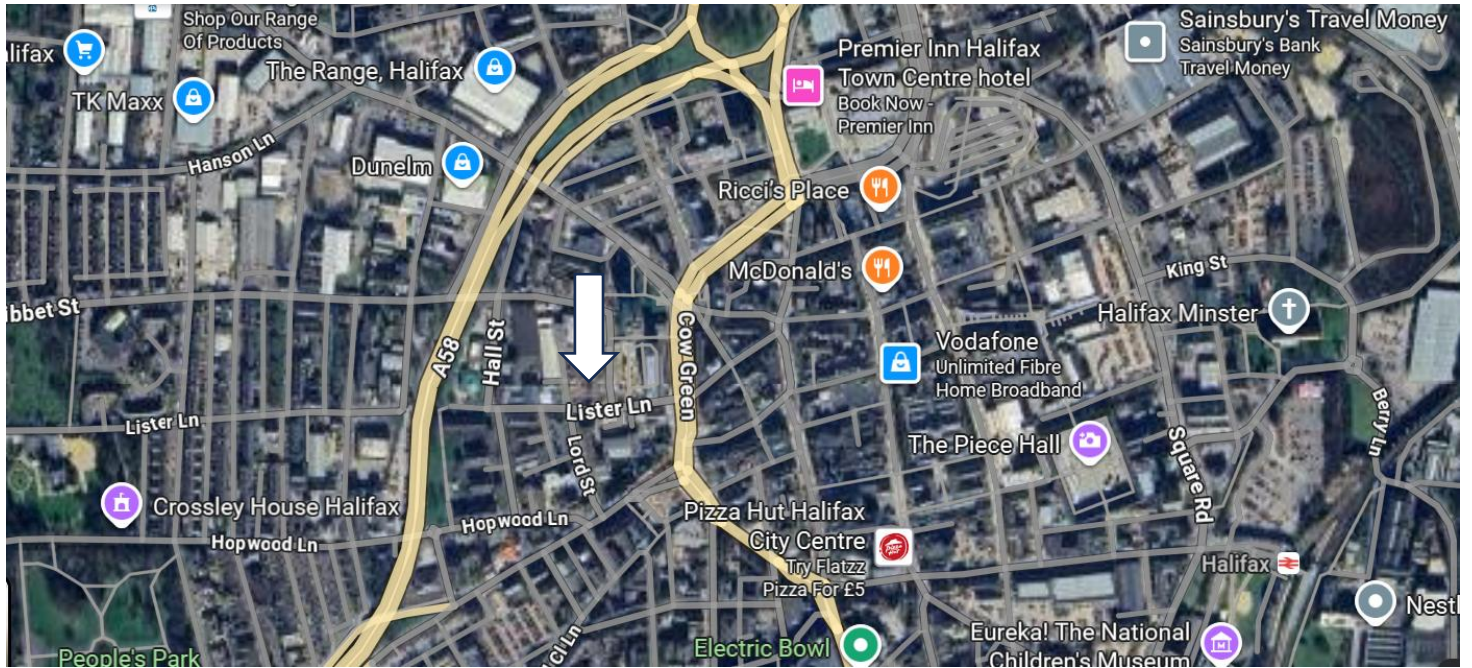
VAT

Interested parties should make their own enquiries regarding VAT liability.

VIEWING ARRANGEMENTS AND ENQUIRIES

The site can be viewed at any time during daylight hours. Please register interest and make any enquiries with the sole agents andrew@mcbeathproperty.co.uk or 07725 416002, 01904 692929

Subject to contract 021025



Boundary shown is indicative only and should not be relied upon