

FOR SALE

**APPROXIMATELY 7.48 ACRES (3.026 Ha)
COMMERCIAL DEVELOPMENT LAND (STP)**



HOLDER & CO
Property Consultants



FOR IDENTIFICATION PURPOSES ONLY

Brighouse Road

Hipperholme

Halifax HX3 8DE

- **Approximately 7.48 acres / 3.026 hectares**
- **Predominantly Level**
- **Proposed Access off Brighouse Road**





PLANNING LAYOUT



LOCATION

The land is situated with frontage to Brighouse Road (A644), close to the centre of Hipperholme. Brighouse and Halifax are 1.2 miles and 2.4 miles respectively from the site with access to Junction 25 and 26 of the M62 being approximately 3.5 miles away.

DESCRIPTION

The site comprises approximately 7.48 acres (3.026 hectares) of level, secured development land.

PLANNING

The site is part of a mixed-use allocation in the Calderdale Local Plan which has outline planning permission for Use Classes B2, B8, E(a), E(g) iii, under App No. 21/00731/OUT. Other uses may be suitable subject to planning.

SITE ENABLING COSTS

The purchaser will be responsible for costs associated with remediation, S278 works and servicing required by the LPA in connection with developing the land.

LEGAL COSTS

Each party to bear their own legal costs in the transaction

OPPORTUNITY

The land is offered as a whole or in part on a freehold basis. Offers will be considered on both conditional and unconditional basis.

CONTACT

Holder & Co. on 0113 323 4504

Philip Caspell: philip@holderandco.com

Owen Holder: owen@holderandco.com

Subject to Contract