

**Stansfield Mill
Triangle
Sowerby Bridge
Halifax HX6 3LZ**

**ASKING PRICE
£650,000**



**RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH
PLANNING FOR THE ERECTION OF A BLOCK OF 20
APARTMENTS**

Site Area 0.56 acres

- Planning approved by Calderdale Council under Application No. 17/00660.
- Positioned in a delightful backwater within the Calder Valley approximately 4 miles to the southwest of Halifax and within 1.5 miles of Sowerby Bridge and Ripponden

DESCRIPTION

The opportunity is provided following the grant of an outline planning application for the demolition of the existing industrial property and construction of a new block of 20 apartments under Planning Application No. 17/00660.

The site includes an area of land to the west of the building which is to be utilised for designated car parking as part of the scheme. The site is positioned in an attractive setting overlooking woodland to the north and west, amongst a small collection of mainly residential properties close to the River Ryburn.

The availability of this development provides an excellent opportunity for local and regional residential developers to undertake a scheme of high quality apartments in a highly sought after residential location which will provide attractive dwellings for a range of buyers, including first time buyers, professionals and investors.

The proposed development is to provide 20 two bedroom apartments over 4 levels with construction to be of reconstructed stone under a blue slate covered roof. The current application has provided a wide range of reports, the details of which are provided below.

LOCATION

The site is positioned a short distance from the A58 which links Sowerby Bridge with Ripponden and is accordingly well positioned for access to both areas and the local amenities they provide, in addition to being accessible for Sowerby Bridge railway station providing commuter access to the major cities of Leeds and Manchester via the M62 and within easy driving distance of Huddersfield and Halifax.

This is an attractive residential location in a rural setting within a mile and a half of Sowerby Bridge and a similar distance to the north of the popular and highly sought after residential location of Ripponden. The site is situated within the village location of Triangle, which is within close proximity an Ofsted outstanding CofE Primary School, local Post Office and cricket ground.

NOTE

- 1) 1 Stansfield Mill Lane is also available by separate negotiation. (2 bedroom character cottage currently tenanted on an AST).
- 2) The vendor also owns 1 Stansfield Mill Lane. This could be sold as part of the sale of the site through separate negotiation. If the house is retained by the vendor, they will retain a strip of land to the side of the house for car parking. This will be on the land currently occupied by the Office building. The purchaser will have an obligation therefore to demolish the building before levelling and surfacing the land to be retained by the vendor.
- 3) Please be advised that the Vendor is a relative of an employee of Bramleys.

PLANNING

The development was granted planning consent under application number 170660/OUT for the demolition of the existing mill building and construction of a 4 storey block of 20 apartments with car parking provision.

Planning is granted by Calderdale Metropolitan Council.

ACCOMMODATION

Included within the planning is consent for the following:-

FLOOR	APARTMENTS
Lower Ground Floor	2 two bedroom apt
Ground Floor	6 two bedroom apt
First Floor	6 two bedroom apt
Second Floor	6 two bedroom apt

The total square footage provided by the apartments is 13,650ft².

TENURE

Freehold

UTILITIES

Yorkshire Water
PO Box 52
Bradford BD3 7DY

British Gas
Mountleigh Close
Bradford BD4 6SP



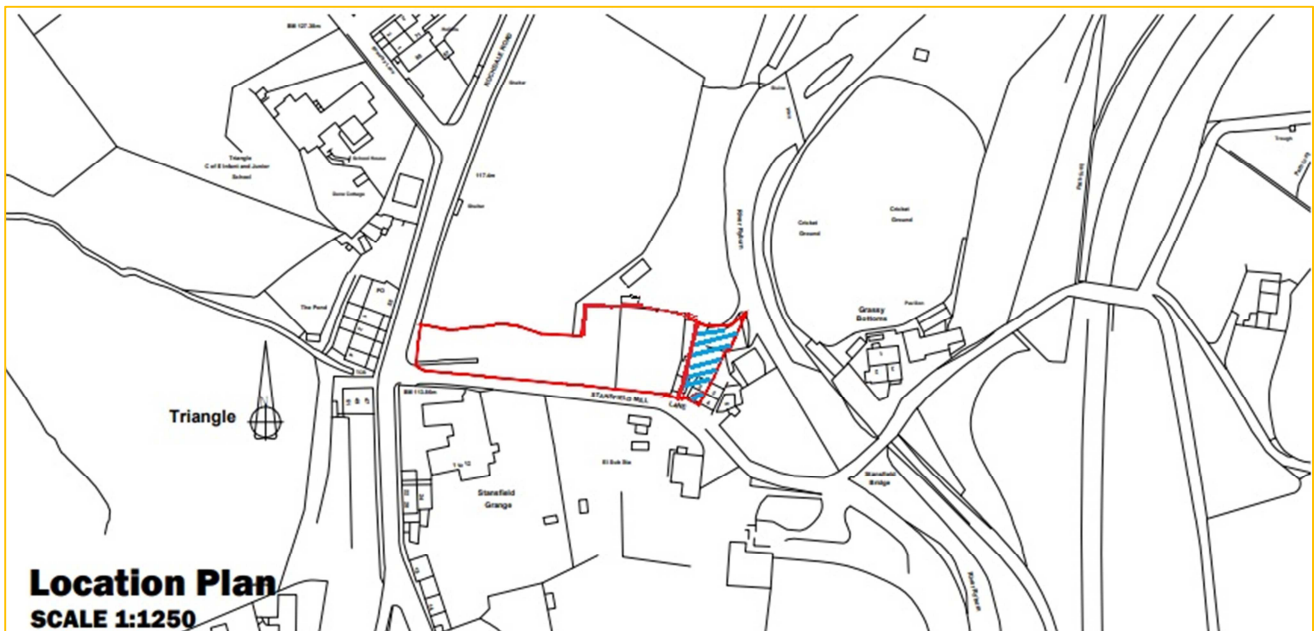
Contact

Jonathan J Wilson BSc (Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

Jonathan Uttley
Jonathan.uttley@bramleys1.co.uk

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SITE PLAN



PANORAMIC VIEW OF SURROUND AREA



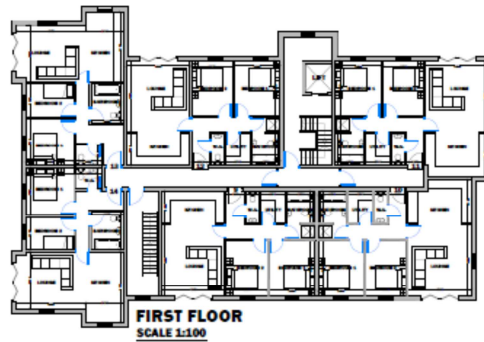
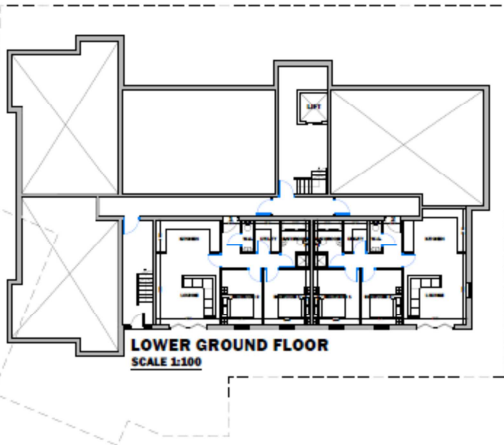
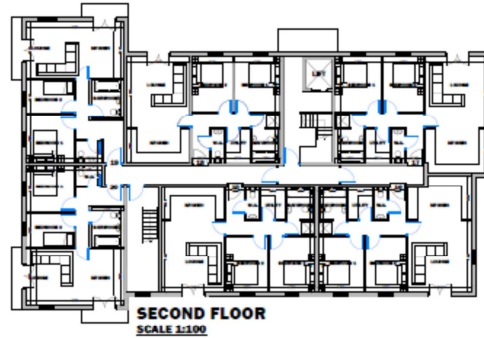
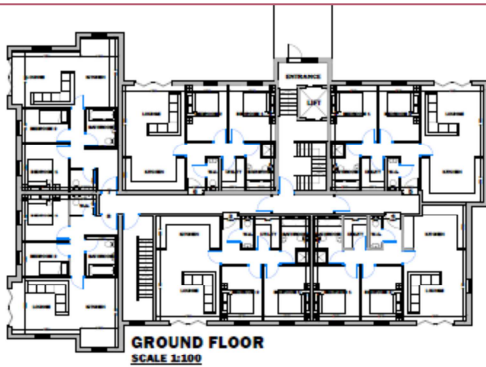
AERIAL IMAGES OF SITE LOCATION





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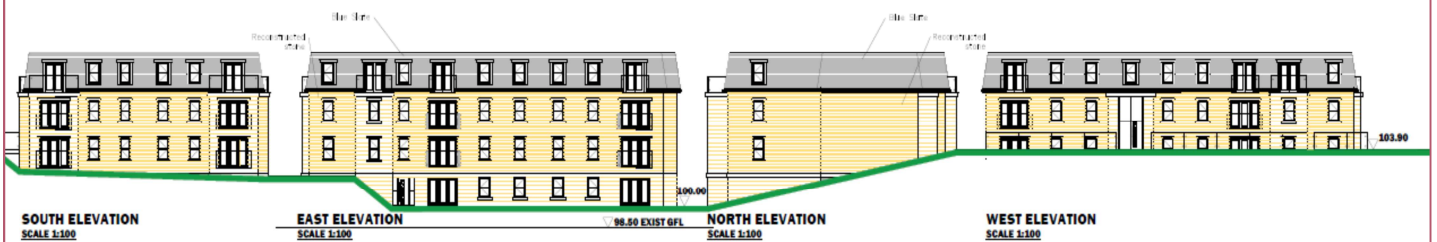
FLOOR PLANS



Flats No	
1,3,9,15	= 64.50m ² / 694.27R ²
2,4,10,16	= 66.44m ² / 715.15R ²
5,11,17	= 67.23m ² / 723.65R ²
6,12,18	= 64.50m ² / 694.27R ²
7,13,19	= 58.20m ² / 626.45R ²
8,14,20	= 58.20m ² / 626.45R ²
Total 20	= 1268.15m² 13650.24R²

	Blue Slate
	Reconstructed stone

BUILDING ELEVATIONS



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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