



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

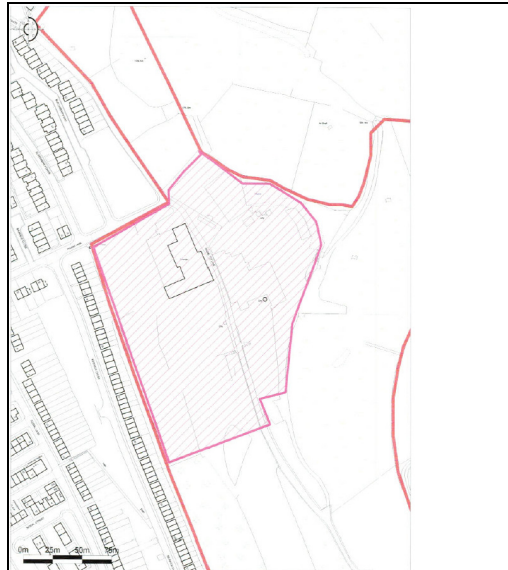
**SCRAP METAL PROCESSING
FACILITY
(& SURROUNDING LAND)**

**ALUMINIUM WORKS, PHOEBE LANE, SIDDAL, HALIFAX,
HX3 9JR**

1,088 m² (11,700 sq ft)

Employment Allocation Site – 7.46 acres

Total Site Area 24.36 acres approx

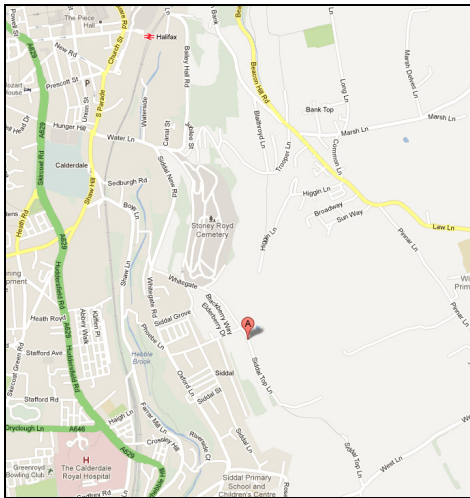


- Established scrap yard and metal processing use (with extensive mineral rights)
- Onsite weigh bridge and basic single storey buildings (6.8m eaves)
- Accessible to Calderdale Way and M62 motorway at junction 24/Ainley Top (approx 4 miles)

0113 2348999

Location

The property is located approximately two miles to the south of Halifax town centre occupying an elevated position in the predominantly residential area of Siddal accessible to Calderdale Way (A629) providing access to the town centre and junction 24 of the M62 motorway (Ainley Top) approximately four miles to the south.



Description

The aluminium smelting works and scrap yard are the site of a former brickworks and quarry including a series of adjacent and interconnecting single storey brick buildings under pitched roofs and with partly split level solid concrete floors.

The site includes surfaced and roughly surfaced yard areas and a weigh bridge on the eastern side of Siddal Top Lane.



Employment Allocated Site 3,018 ha (7.46 acres approx)
Surrounding greenbelt, pasture & woodland 6.841 ha (16.90 acres) approx
Total Site Area 9.859 ha (24.36 acres) approx

Accommodation

Main factory/processing 588.30m² (6,332 sq ft)
Factory extension 173.95m² (1,872 sq ft)
Factory extension 119.67m² (1,288 sq ft)
Offices & WCs 28.57m² (308 sq ft)
Covered yard area 177.56m² (1,911 sq ft)

Total Gross Internal Floor Area 1,088.05m² (11,711 sq ft)

Services

Mains gas, electricity, water and drainage are connected to the property. Prospective purchasers must satisfy themselves with regard to the condition and capacity of services and all installations. We are advised the premises benefit from extensive mineral rights.

Planning

The operational site is allocated 'primary employment area' on the UDP with the surrounding land allocated greenbelt. The premises are understood to have the benefit of an existing scrap yard, metal processing and smelting use. Prospective purchasers must satisfy themselves with regard to all planning matters and use. Telephone Calderdale Planning Department 01422 357257.

Rating

The premises are assessed for rating purposes as follows:-

Factory & Premises RV £19,500

Licences

The premises are currently occupied in conjunction with a licence for secondary aluminium smelting, scrap metal processing and storage.

Tenure

Freehold.

Price

Offers are invited for the employment and adjacent land as a whole or separately.

VAT

The price is exclusive of VAT, if applicable.

Energy Performance Certificate

An Energy Performance Certificate will be made available if required.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk

Our Ref: 1596/A/S
May 2013

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.