



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

## **CONSENTED RESIDENTIAL DEVELOPMENT SITE**

**FORMER PRINCESS WORKS, BIRDS ROYD LANE,  
BRIGHOUSE, WEST YORKSHIRE, HD6 1LH**

0.39 ha (0.95 acres) or thereabouts



- Prominent development site within walking distance of Brighouse town centre
- Benefitting from consent for the demolition of existing buildings and the erection of 100 apartments in 3 blocks
- Immediately opposite Brighouse train station being strategically located for Leeds & Manchester via rail and M62

**0113 2348999**

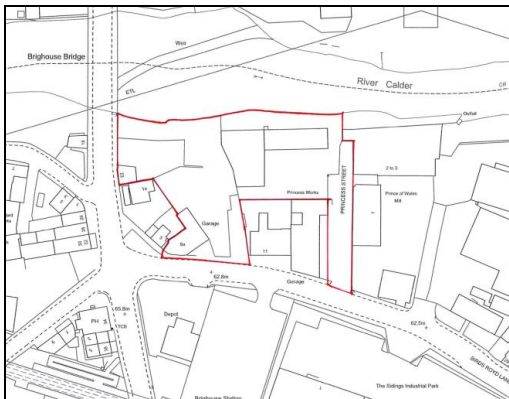
## Location

The former Princess Works is situated close to Brighouse town centre adjacent the River Calder on the junction of Birds Royd Lane with the main A641 Huddersfield Road. The site is immediately opposite Brighouse train station which provides good rail links throughout the area.

Brighouse town centre is within walking distance and immediately opposite (on the opposite side of the River Calder) is the successful Millroyd Island apartment development. Brighouse town centre continues to be a bustling town as well as being less than 1.5 miles from junction 25 of M62. The M62 motorway provides strategic links to both Leeds City Centre and Manchester.

## Description

The former Princess Works comprises a derelict former mill building (to be demolished as part of the planning consent) along with the former Service Garage and former music shop facing Huddersfield Road.



**Total Site Area** 0.39 ha (0.95 acres) or thereabouts

## Accommodation

The existing buildings are to be demolished as part of the planning consent secured.

The proposed development extends to 6,687m<sup>2</sup> (71,983 sq ft) gross being 80 one bed standard apartments with balconies, 10 one bed non standard apartments and 10 two bed apartments.



## Services

We understand mains water, sewer drainage and electricity were connected to Princess Works although no tests been carried out on any of the aforementioned services or previous appliances and therefore we are unable to comment as to their condition or capacity.

## Planning

The site was subject in 2013 to an application for the demolition of the existing buildings and construction of a food store (A1) with car parking, access, landscaping and associated works (part of a larger site). Subsequently in December 2018 the site secured a consent for the demolition of the existing building and erection of 100 residential units in 3 blocks plus gymnasium, car parking, public realm, landscaping and ancillary works (17/01556/FUL).

A copy of all further information relating to the planning consent and associated information is available upon request.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council Tel: 01422 3587257.

## Vacant Possession

The site is offered with vacant possession upon completion.

## Price

Upon application.

## VAT

The price is quoted exclusive of VAT.

## Legal Costs

Each party to be responsible for their own reasonable legal costs in completing of the transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

Our Ref: 2293/VAL/RB  
Updated February 2020

Subject to Contract



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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.