



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of **RODDERS** Plant Hire Ltd

DUE TO RELOCATION

FOR SALE

**CONSENTED RESIDENTIAL
SITE IN HOLME VALLEY**

**RIVERSIDE WORKS, WOODHEAD ROAD, HONLEY,
HUDDERSFIELD, WEST YORKSHIRE, HD9 6PW**

0.54 ha (1.33 acres)



- Former plant hire depot situated in high profile position adjacent main A6024 Woodhead Road
- Conveniently positioned on outskirts of Honley, in the ever popular Holme Valley, being strategically located for main arterial routes
- Benefitting from conditional outline consent for residential development

****Re-available following abortive negotiations****

0113 2348999

Location

Riverside Works is situated with an extensive frontage to the main A6024 Woodhead Road, which connects Huddersfield town centre with Holmfirth/The Holme Valley. Honley village centre is situated within walking distance, which does include various local, regional and national retailers including a Co-op convenience store.

Riverside Works is situated 4 miles south east of Huddersfield town centre with junction 23 (west only) and 24 of the M62 within 3 miles of Huddersfield ring road. The Holme Valley area is well located for accessibility to not only Huddersfield but also Manchester and Leeds as well as South Yorkshire.

Description

Riverside Works comprised a predominately single storey workshop, storage, showroom and office facility which was occupied for many years by Rodgers Plant Hire (including significant yard space providing external storage).

The previous buildings extended to 557m² (6,000 sq ft) or thereabouts have now been demolished and site cleared.

Riverside Works benefits from not only significant frontage to the main A6024 Woodhead Road but also runs alongside the River Holme.

Total Site Area 0.54 ha (1.33 acres) or thereabouts

Services

We are advised all mains services including water, sewer drainage and electricity were connected to Riverside Works in addition to individual appliances including heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by Kirklees MC the former premises were assessed at RV £15,500 (Workshop & Premises) prior to demolition/site clearance.

The National Uniform Business Rate for 2020/21 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

In February 2020 the site secured a new conditional outline consent for residential development (application number 2017/60/92230/W). The site previously obtained an initial consent for residential in August 2014 and additional information is available upon request including:-

- Planning statement
- Phase 1 ground report
- Design & access statement
- Ecological statement
- Flood risk assessment
- Noise assessment

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with Kirklees MC Tel: 01484 221000.

Vacant Possession

Rodgers Plant Hire have developed a new depot on New Mill Road and have relocated, prior to the subject site being cleared.

Price

Offers in excess of £800,000.

VAT

All prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2172/A/M
Updated August 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.