



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of the Liquidators of Land Polymers Ltd

FOR SALE

LARGE PART CONCRETE YARD/RECYCLING PREMISES

**FORMER 'LAND POLYMERS YARD',
HALIFAX ROAD/STAINCLIFFE ROAD, STAINCLIFFE,
BATLEY, WEST YORKSHIRE, WF17 9RB**

0.47 ha (1.16 acres) or thereabouts (gross)



The site is being cleared of all stock/material

- Former covered reservoir now comprising large mainly concrete yard most recently used for storage of recycling material
- Conveniently located with access off Halifax Road (potentially Staincliffe Road) between Heckmondwike & Dewsbury
- Suitable for a variety of commercial/industrial uses (STP) or potentially comprehensive site redevelopment

0113 2348999

Location

The site is situated close to the extremely busy junction of the main A638 Halifax Road with Staincliffe Road in a mixed commercial and residential area. Immediately to the front of the property, adjacent the access, is a former petrol filling station and to the east is the former Land Polymers main depot (which has ceased to operate).

Access to the site is off the A638 Halifax Road (adjacent the former PFS) and Halifax Road links Dewsbury town centre with Heckmondwike approximately less than 2 miles to the south east and north west respectively.

The site enjoys good access to the majority of main arterial routes serving the North Kirklees/Heavy Woollen district. The land is well located for access throughout the West Yorkshire conurbation being within a 5 mile radius of Junction 26 (Cleckheaton), Junction 27 (Birstall) and Junction 28 (Tingley) of the East West M62.

Description

The site previously operated in conjunction with the adjacent depot and is to be sold in isolation being 0.47 ha (1.16 acres) or thereabouts of former reservoir which comprises a mainly concrete yard (most recently utilised for the storage of recycling material). The site is shortly to be cleared to coincide with its disposal.

The site benefits from an unencumbered right of way over the driveway off Halifax Road leading to the rear Yorkshire Water plant. The hatched area on the plan below indicates the right of way.

Total Site Area **0.47 ha (1.16 acres) or thereabouts**



Services

We are advised the land benefits from electrics with onsite lighting and a former CCTV installation (now disconnected as this was operated from the adjacent site). 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 the Valuation Office website the premises are assessed in conjunction with the adjacent depot with an RV of £37,000. The rating assessment for the subject premises will need to be reassessed upon occupation.

The National Uniform Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are verbally advised by Kirklees Council the premises obtained a change of use from former covered reservoir to storage facilities in connection with existing plastics recycling operation in July 2010 (application number 2010/92115). Additional information relating to the planning consent is available from the Local Authority planning portal or the vendor's agents upon request.

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

Energy Performance Certificate

We are advised an EPC is not required.

Price

Seeking offers in the region of £695,000.

VAT

All prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2235/A/M
Updated May 2025

Subject to Contract



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PROPERTY CONSULTANTS

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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.