



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

FORMER RECYCLING DEPOT/INDUSTRIAL PREMISES

**108 HALIFAX ROAD, STAINCLIFFE, BATLEY,
WEST YORKSHIRE, WF17 9RB**

991m² (10,669 sq. ft) on 0.82 acres or thereabouts



- Former recycling depot with workshops/industrial buildings, open fronted stores & offices
- Conveniently located with access off main A638 Halifax Road between Heckmondwike & Dewsbury town centre
- Suitable for a variety of recycling, industrial and commercial uses (STP)

0113 2348999

Location

108 Halifax Road 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 disused petrol filling station (now a garage) and to the west is the former Land Polymers concrete yard (which is vacant and available by way of separate negotiation).



Access to 108 Halifax Road is off A638 Halifax Road (adjacent the former PFS) and Halifax Road links Dewsbury town centre with Heckmondwike approximately 2 miles to the south east and north west respectively.

Description

108 Halifax Road comprises the original Land Polymers depot with a series of workshop/industrial buildings plus open fronted stores and offices being adjacent to the concrete storage yard (which is available by separate negotiation) and extends to 991m² (10,669 sq. ft on 0.81 acres or thereabouts. Following the ceasing of operations by Land Polymers the depot (and yard) have been cleared.

The site benefits from a right of way providing access off Halifax Road.

Total Site Area **0.33 ha (0.81 acres) or thereabouts**

Accommodation

Office & store	39m ² (421 sq. ft)
Workshop	138.58m ² (1,492 sq. ft)
Transfer/sorting shed	463.45m ² (4,989 sq. ft)
First floor offices	67.53m ² (727 sq. ft)
Amalgamation plant/open store	282.52m ² (3,041 sq. ft)

Gross Floor Area **991.14m² (10,669 sq. ft)**

Services

We are advised 108 Halifax Road benefits from water, sewage drainage and electricity along with individual appliances including 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 the Valuation Office website the premises are assessed in conjunction with the adjacent yard and an overall RV of £37,000. The rating assessment for the subject premises will need to be reassessed upon occupation (if sold separately from the yard).

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 advised the premises benefit from an existing consent as a recycling depot but could be suitable for commercial and industrial uses (STP).

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

An EPC will be available upon request.

Price

Seeking offers in the region of £800,000.

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.

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
October 2025

Subject to Contract



Michael Steel & Co
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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.