



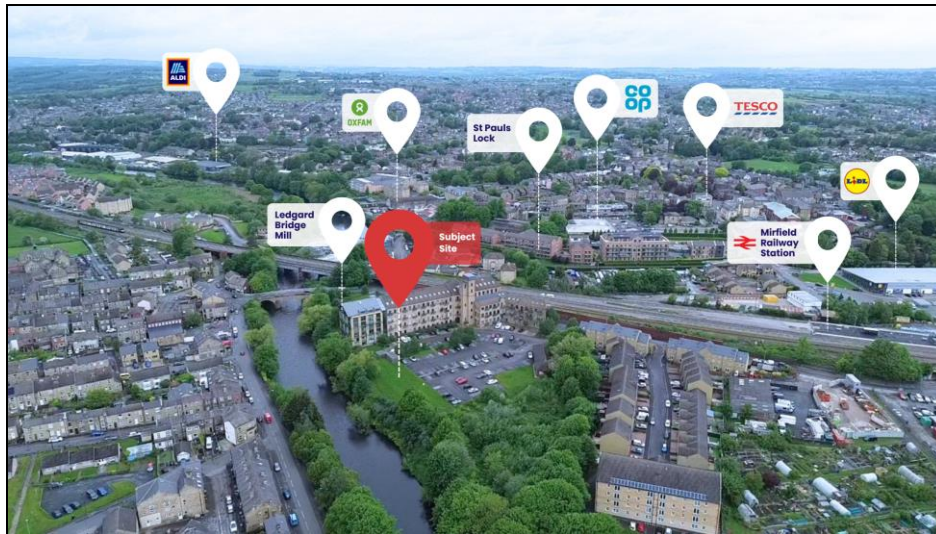
Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

CONSENTED LAND FOR NEW APARTMENT DEVELOPMENT

**PHASE II, LEDGARD BRIDGE MILL, BACK STATION ROAD,
OFF STATION ROAD, MIRFIELD,
WEST YORKSHIRE, WF14 8LZ**

Outline Consent for 76 two bed apartments



- Residential development land with outline consent for a six storey building to host 76 two bed apartments (C3 use) and ancillary works (2023/60/93539/E)
- Conveniently located only a short distance from Mirfield train station – currently part of the Transpennine upgrade – and within walking distance of Mirfield town centre
- Situated immediately adjacent the original converted mill and benefitting from onsite parking

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For Enquiries call
0113 234 8999



Location

The development land is situated adjacent the original Ledgard Bridge Mill building which was previously converted to residential and subsequently extended. The site overlooks the River Calder and is accessed off Back Station Road which connects Newgate with Station Road, both of which lead to Mirfield town centre.

Mirfield continues to be a popular town in the North Kirklees/Heavy Woollen district with occupiers including Lidl, Tesco, Co-op along with a recently constructed new Aldi (on Huddersfield Road).

Back Station Road also provides direct access to Mirfield train station which not only connects Huddersfield with Dewsbury on the Transpennine route – currently part of a huge upgrade – but also provides direct trains to London Kings Cross via Wakefield. Mirfield is conveniently located with the A644 Huddersfield Road providing links to Junction 25 of M62 (Brighouse) and Junction 40 of M1 (Ossett/Wakefield).



Description

The subject land is undeveloped facing the River Calder and is a natural progression to extend the residential onsite (in a detached building). The proposed scheme is a six storey building which will accommodate 76 two bed apartments with a proposed gross internal floor area of circa 6,489m² (69,847 sq. ft or thereabouts). The scheme is to incorporate a gym and other ancillary accommodation at ground floor level.



Accommodation

The outline consent secured 2023/60/93539/E proposes 76 two bed apartments with the following overall floor area:-

Gross	6,489m ² (69,847 sq. ft)
Net	5,541m ² (59,641 sq. ft)

Services

Whilst we are aware the existing apartments (in the adjacent mill building) benefit from mains water, sewer drainage and electricity, no further investigations have been carried out on capacity and therefore we are unable to comment on the condition or capacity of any services.

EPC

Not required.

Planning

The subject land benefits from an outline consent for 76 two bed apartments (C3 use) and ancillary works (2023/60/93539/E) and additional information supplied as part of the application is available (either from the Kirklees Council planning portal or direct from the agents) including:-

- Decision Notice
- Layout plans and schedule of proposed accommodation
- Section 106 Agreement
- Transport Assessment
- Flood Risk Assessment
- Travel Plan
- Remediation Statement (along with copies of the previously provided Phase I and Phase II reports)

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

Price

Seeking offers in the region of £1m.

VAT

The price is 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
Our Ref: 2659A/M
Updated June 2026

Tel: 0113 234 8999
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Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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