

Former Kebroyd Mill Site, Halifax Road,  
Ripponden, HX6 3HH

**FOR SALE** Upon instructions of a  
private client

Circa 18.85 acres of land with expired outline  
planning consent for a residential scheme.

## CONTACTS

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## KEY CONSIDERATIONS

- Site area approximately 18.85 acres (7.62 hectares)
- Development opportunity subject to planning
- Sought after semi rural location
- Ideally positioned between Ripponden and Sowerby Bridge
- Good commuter links to M62 and rail network
- Lapsed outline PP for an exclusive development of 17 luxury homes
- Offers invited in the region of £1,000,000
- Freehold



Land at former Kebroyd Mill Site, Halifax Road, **Ripponden, HX6 3HH**

## LOCATION

Situated around 1 mile from the village of Ripponden, the site is positioned in an exclusive semi rural location just off the main A58 / Halifax Road. The sought after town of Sowerby Bridge is also closeby, making the area convenient for amenities, alongside having excellent links to the M62 motorway, ideal for commuters to either Manchester or Leeds.

## DESCRIPTION

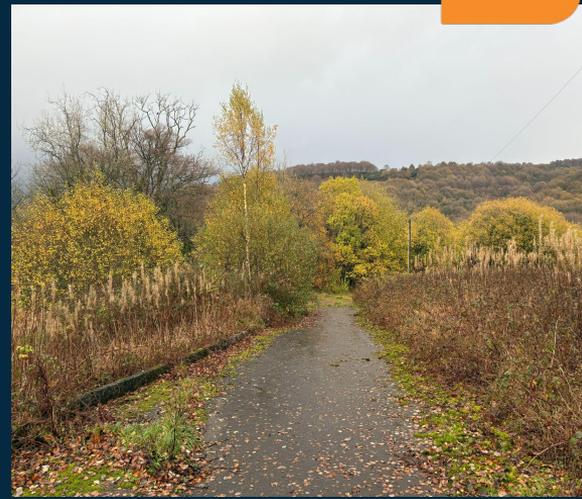
The site comprises the former Kebroyd Mill site which was demolished in 2013. The site now provides 18.85 acres of land which previously had outline planning consent for a development of 17 luxury houses, but this has now expired. The site is made up of woodland and the cleared footprint of the former building, the latter being the developable area of the site (STP).

## PLANNING

The property is considered to have development potential subject to obtaining the necessary consents. Most recently consent was granted for a luxury development of 17 residential dwellings but this has now expired.

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://new.calderdale.gov.uk/planning-and-building-control>



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### TENURE INFORMATION

The property is held freehold:

- YY38234

## OFFER TERMS

Interested parties should submit their offer with the following information:

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

## CONTACT US TO ENQUIRE



### AMY SELFE

Associate Director

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## VAT

All figures quoted are exclusive of VAT.

## PRICE

Unconditional offers are invited in the region of £1,000,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.