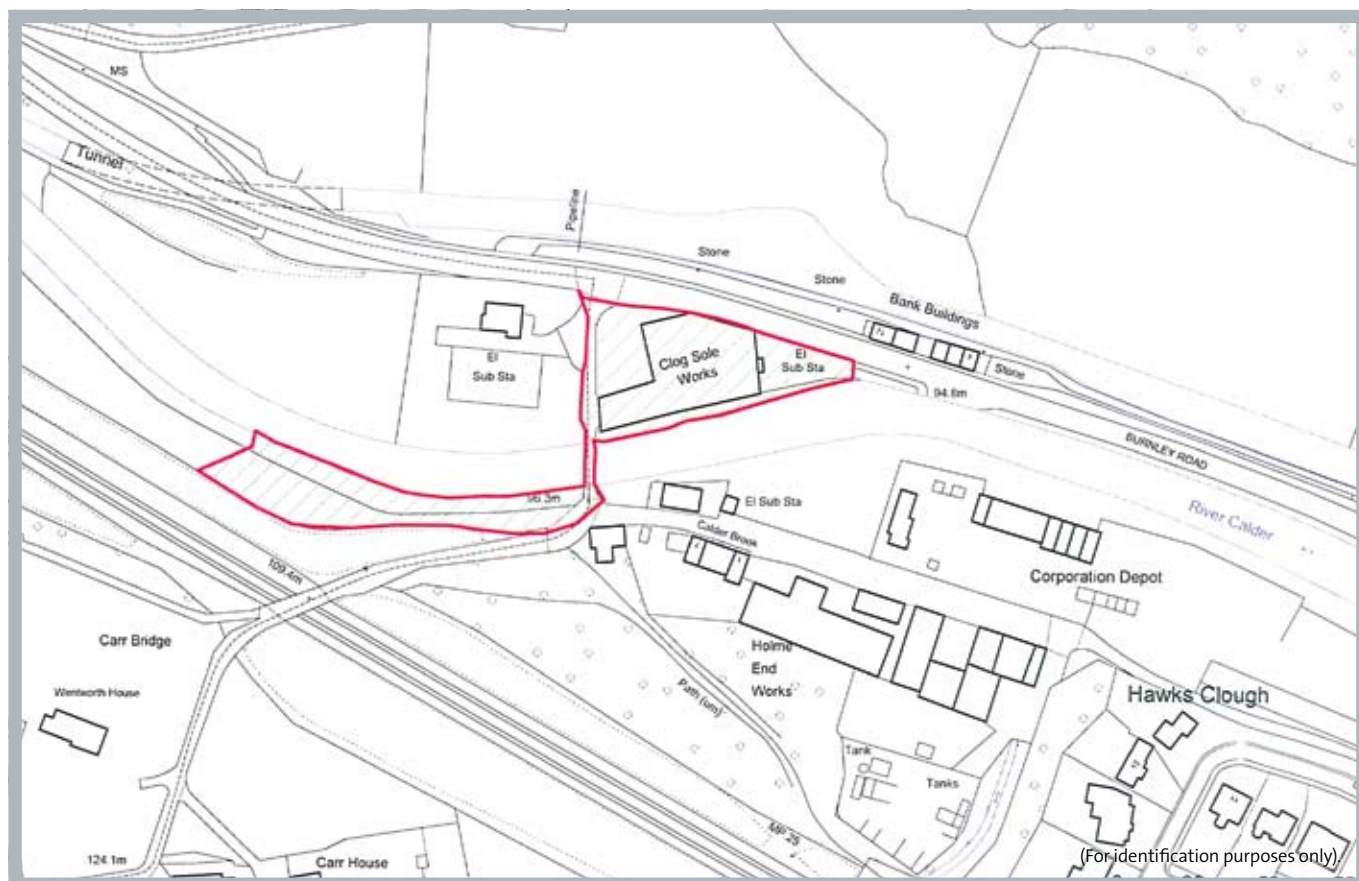


FOR SALE

Walkleys Canal Side Mill

Burnley Road
Hebden Bridge
HX7 8NH

- Prominent development site in popular tourist location
- Existing consent for conversion of mill premises into 32 apartments
- Suitable for a variety of uses to include mixed use schemes subject to PP
- Site area 0.45 Ha (1.13 Acres)



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- Suitable for a variety of uses to include mixed use schemes subject to PP
- Joint venture potential
- Site area 0.45 Ha (1.13 Acres)



Location

The site occupies a prominent position adjacent to the main A646 Burnley Road approximately 1 mile from the centre of the popular tourist attraction that is Hebden Bridge. Halifax Town Centre is located approximately 7 miles to the east with Burnley Town Centre located approximately 13.3 miles to the west. Hebden Bridge Train Station, which lies on the Leeds/Manchester line is within close proximity along with several bus routes. Occupiers within Hebden Bridge Town Centre include a mixture of retail, leisure, office, industrial and residential users.

Description

The site occupies a prominent position fronting the A646 Burnley Road. The existing building on the site, known as Walkleys Canal Side Mill, has planning permission to be converted into 32 apartments which includes part demolition of the existing mill building.

Alternatively the site would lend itself to all kinds of development, including commercial and residential uses, and mixed use schemes. The current owner of the site would also consider entering into a joint venture with another party, subject to terms being agreed.

Accommodation

The Total Approx Site Area:	0.455 Ha	1.135 Acres
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Ref: 17028/230910

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

Planning

The property benefits from Planning Consent for conversion of use of Walkleys Canal Side Mill, including partial demolition and rebuild of a retail outlet to provide residential accommodation (32 units) and ancillary works and formation of additional parking.

Full details of the planning consent are available on line on the Calderdale Council Website www.calderdale.gov.uk under application no: 04/02688/CON dated 19 December 2005.

Terms

The freehold interest is available.

Price

On application.

VAT

The price quoted is exclusive of any VAT the vendor may choose or have a duty to impose.

Legal Fees

Each party will pay their own legal fees incurred in any transaction.

Viewing

For further information and viewing arrangements please contact:

Robin Hanson

Direct Line: 01422 430029

E-mail: robin.hanson@walkersingleton.co.uk

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