



On behalf of

nationalgrid

Freehold Development Opportunity For Sale

Land at St Andrew's Road, Huddersfield, West Yorkshire

Mixed Use Development Opportunity (Subject to Planning)

Site Area – 2.93 hectares (7.24 acres)



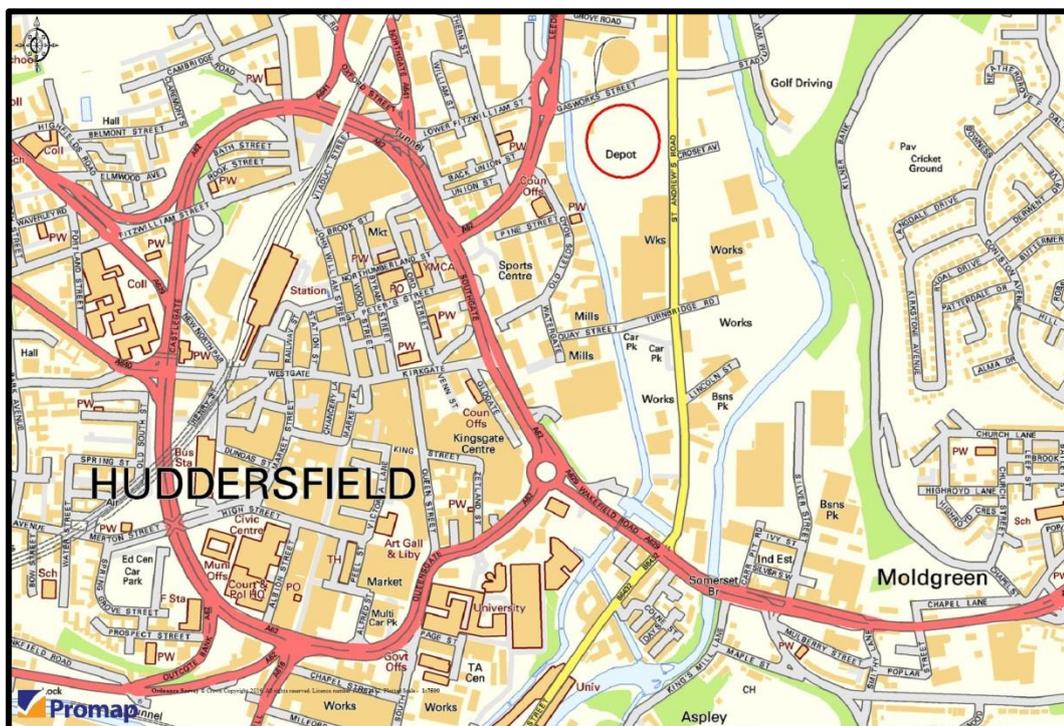
Background

We are delighted to offer the freehold interest in Land at St Andrew's Road, Huddersfield which is for sale on behalf of National Grid Property Holdings. The property is located in a mixed use location and has the potential for a variety of uses (subject to planning). This an excellent opportunity to acquire an attractive, well connected site in the heart of Huddersfield.

Location

The property is located on St Andrew's Road, Huddersfield approximately 29 km (18 miles) south west of Leeds, 21km (13 miles) west of Wakefield and 40 km (25 miles) north west of Sheffield. The site is located on the northeastern edge of Huddersfield town centre close to the town's ring road. It is bounded by the A62 Leeds Road, Gas Works Street to the north, St Andrew's Road to the east and commercial buildings to the south.

Huddersfield Rail Station is located approximately 0.8km (0.5 miles) to the south west and provides a direct Transpennine service to Manchester in 29 minutes or direct to Leeds in 18 minutes. Junctions 23 & 24 of the M62 are both approximately 6.5km (4 miles) from the subject property. Huddersfield Bus station is located on Dundas Street approximately 15 minutes' walk away and runs regular services serving the local area.



Description

The property is broadly rectangular in shape save for the element in the north west corner of the site which is a retained Pressure Reduction Station. The site is a former gasworks where three gasometers previously stood. In terms of topography there is difference of circa 2 metres (1 in 70) east to west and a negligible fall from north to south. The site is currently vacant and has been remediated to Open Storage Use.

Planning

The site is subject to an extant outline planning permission (LPA ref 2007/94438) with details of layout and access approved for a retail-led mixed use development incorporating leisure, office and residential uses.

The extant scheme includes approval for a comprehensive set of off-site highways improvement works providing access directly from Leeds Road. It includes consent for up to 4,200 sq m of retail ('bulky goods') floorspace, 1,500 sq m of office floorspace and 15 canal-side apartments.

The period for submission of the remaining reserved matters expires in June 2017

The site is not subject to specific allocation within either the adopted Kirklees Unitary Development Plan (1999) or the emerging Local Plan. Proposals for alternative forms of development and uses would be assessed against the fallback position established by the extant planning permission and guidance set out within the National Planning Policy Framework.

Any development needs to pay regard to the HSE consultation zones linked to the hazardous substances consent at the adjoining gas holder.

Remediation

National Grid have remediated the site to the standard required for Open Storage Use.

Title

The site edged red on the Ordnance Survey plan is being offered for sale freehold. The Property is held under title numbers WYK78893 (part of) and WYK861804 by National Grid Twenty Eight Ltd.

Services

We are advised that all main services are connected to the site, although we advise that these have not been checked by BNP Paribas Real Estate. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory body.

BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.



Further Information

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