

# FOR SALE



## BLACKLEY TOP, WEST YORKSHIRE

**EXCELLENT RESIDENTIAL DEVELOPMENT SITE WITH PLANNING  
FOR 120 DWELLINGS**

**Approximately 14.52 Acres (5.8 HA) with a current net developable area  
of approximately 8.59 Acres (3.5 HA)**

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## Former Blackley Brickworks, Blackley Road / Lindley Road Blackley, HX5 0TD

### LOCATION

Blackley Top is the former Blackley Brickworks factory, which closed for business in 1985 and is strategically located on the outskirts of the village of Blackley with frontage to Blackley Road / Lindley Road.

The site is situated close to the town of Elland, a market town in Calderdale, in the county of West Yorkshire, England.

The village of Blackley is approximately 3 miles (4.8 km) north east of Huddersfield on the A629 to Elland and Halifax. The site has excellent links to the M62 motorway 0.5 miles to the south, and junction 24 of the motorway adjacent to the village.

### DESCRIPTION

The freehold site extends to approximately 14.52 acres (5.8 HA) with a net developable area of approximately 8.59 Acres (3.5 HA).

The site benefits from a planning consent for the development of 120 residential dwellings.

The site is fairly regular in shape and slightly sloping in nature and benefits from being in a prominent location and good road frontage to Blackley Road

### TOWN PLANNING

The site benefits from Outline Planning Consent for 120 residential dwellings. The Application Reference is No: 12/00500, further information can be viewed on Calderdale Metropolitan Borough Council's Planning Portal.

The Masterplan currently indicates 14 apartments, 73 x 2 storey houses, 28 x 3 storey houses and 5 bungalows, but is subject to a reserved matters application.

The Section 106 has been agreed and the salient points are as follows:

- POS – off-site contribution required
- Provision for 10% affordable housing

### TENURE

The property is available Freehold.

### VAT and LEGAL COSTS

Our client has 'Opted to Tax' the site and accordingly the sales price will be subject to VAT at the prevailing rate.

Each party will be responsible for their own legal costs incurred in the transaction.

### OFFERS

The property is offered for sale by private treaty, through informal tender via the Sole Selling agents, Bielby Associates Limited.

Our client would prefer an unconditional sale based on the reports that have been carried out to date.

Alternatively our client may be willing to consider a conditional offer based on the vendor carrying out all demolition and remediating the site to provide a satisfactory and agreed development platform for the purchasing developer.

We are yet to set a deadline for offers for the site but the offers date is likely to be in early March 2013 and this will be confirmed via email in the near future.

### VIEWINGS

Any interested party wishing to inspect the site must contact the Sole Selling agents to make the necessary access arrangements. We are proposing to hold two accompanied viewing mornings and all interested parties will be required to make an appointment, the proposed dates are as follows:

- Friday 25<sup>th</sup> January 2013 – from 10.00 am
- Tuesday 29<sup>th</sup> January 2013 – from 10.00 am

### CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the Sole Selling agents for further information.

The full Technical Information Pack will be made available to any interested party upon receipt of an expression of interest in writing to the Sole Selling agents.

**James Bielby MRICS**  
07590 253481 / 0113 345 7262  
[james@bielbyassociates.co.uk](mailto:james@bielbyassociates.co.uk)

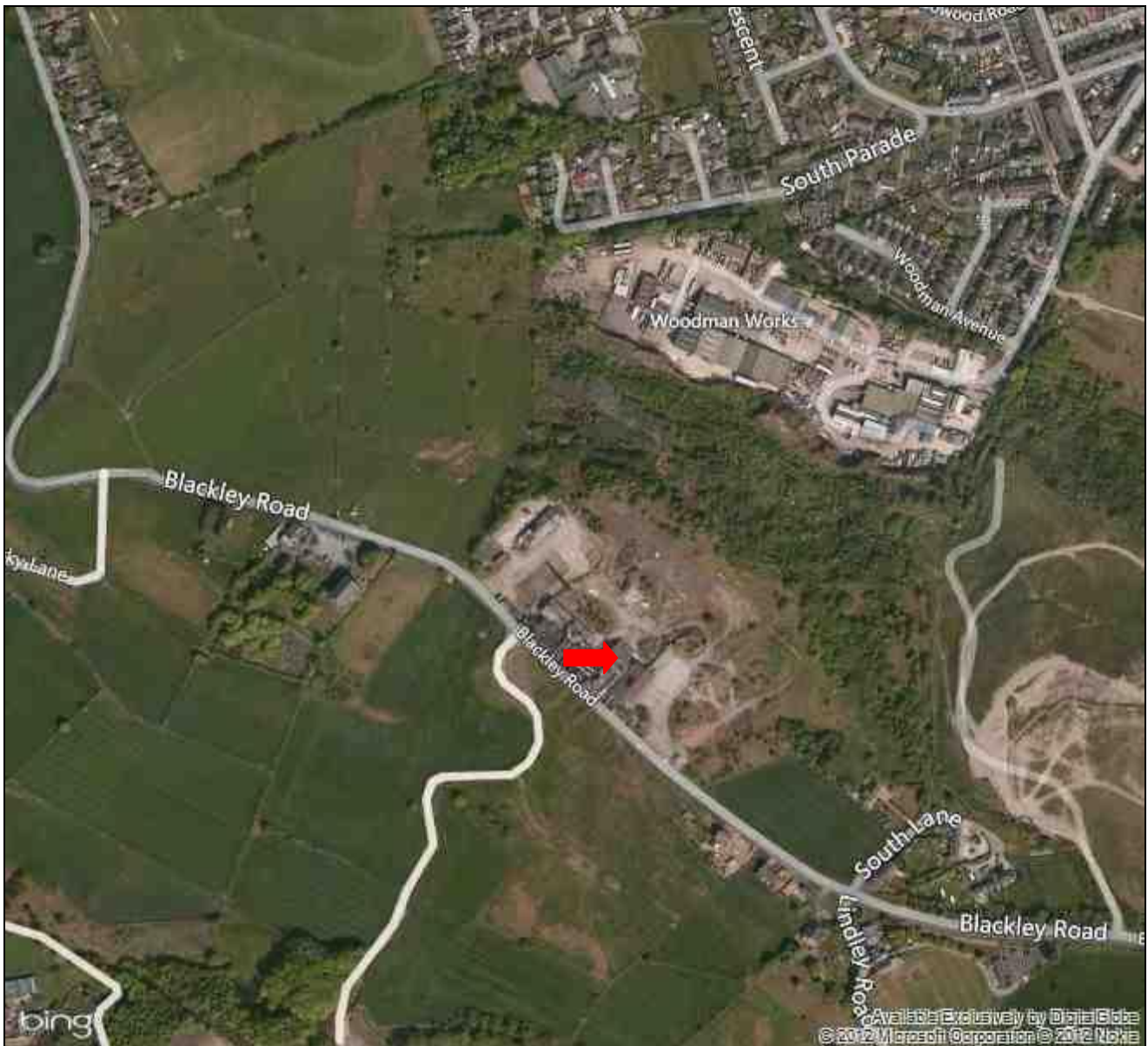
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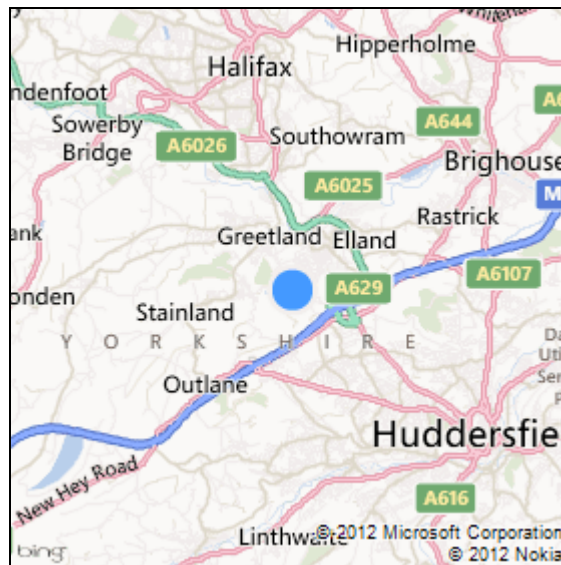
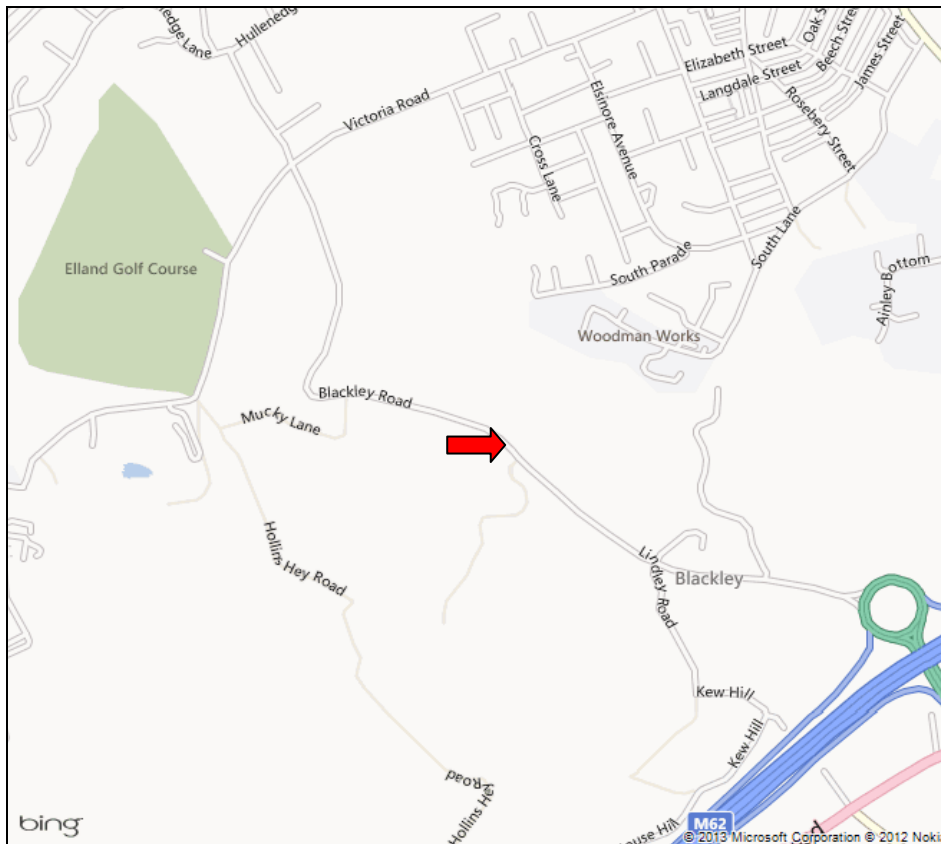
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