



For Sale
Development
Opportunity

Former Elland Municipal Offices
Southgate, Elland
Halifax
West Yorkshire
HX5 0ER

align Chartered
Surveyors

Description

The former council offices are set out across ground, first and basement levels providing a fantastic opportunity for the purchaser to develop a residential/commercial scheme subject to the appropriate planning permission being obtained.

Planning permission has been granted for change from former vacant offices (Use Class E g i) to form a cafe/restaurant (Use Class E b) on the ground floor and four residential apartments (Use Class C3) on the first floor with associated car parking spaces.

Boasting exceptional period features throughout. To the front of the property there is a large green open space which allows for the grand entrance to the property. To the right of the building there is a substantial car park, that accommodates 15 parking spaces for the occupiers to take advantage of the space.

The site stretches approximately 0.32 acres (0.13 hectares)

Location

Situated in the centre of Elland on the main high street, the property is surrounded by all local amenities such as small local boutique shops, cafes and bars with Aldi located a short walk away. With easy access to the M62 connecting to Leeds, Bradford and Manchester, this is an excellent location for commuting to nearby cities.

A new rail station in Elland is planned to open in 2025/2026 improving access to the wider region to benefit businesses, support housing growth and increase opportunities for jobs and education.

Location Plan



Floor Areas (IPMS 3)

Space	Sq.m	Sq. Ft.
Basement	49.33	530
Ground Floor	365.73	3,937
First Floor	252.73	2,722
Total	668.72	7,190



Site Area

Building comprising a basement, ground floor and first floor 7,190 Sq. Ft. Overall site is 0.32 Acres (0.13 Hectares)



Business Rates

The property has a rateable value of £21,000.

Disclaimer
The particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statement or representations of fact but must satisfy themselves by inspection(s) or otherwise as to the correctness. The Property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or its associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/ building. Align Chartered Surveyors trading under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).

Offer & Procedure

Align Chartered Surveyors are inviting offers by way of internal tender with submissions to be made no later than 1pm on Friday 8th November 2024. A pack containing additional information and offer forms is available from Align upon request.

The envelope should have no other name or mark (e.g franking Marks) indicating the identity of the sender.

Planning Application

Reference number 24/00262/FUL, for further details please visit the Calderdale Council Planning Portal.

EPC

The property has an energy performance certificate and can be provided upon request

Viewing

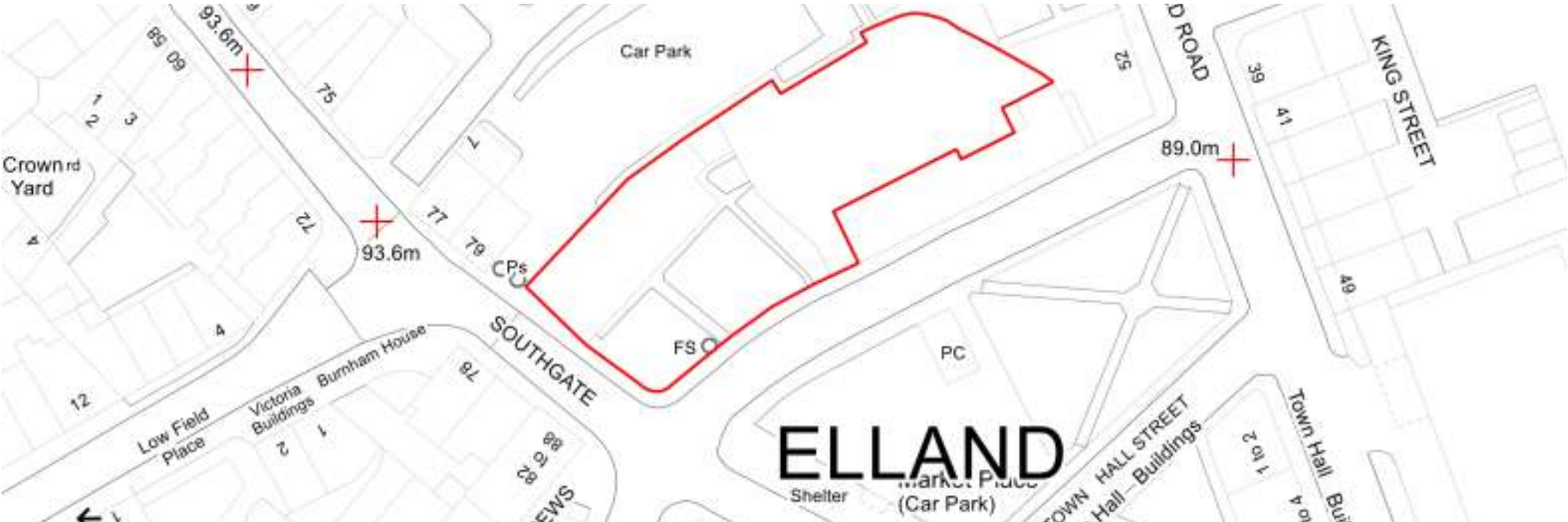
All viewings are to be arranged through the retained agents or by contacting one of the agents below:

Daniel.Clinch@alignpropertypartners.co.uk
Josh.Wright@alignpropertypartners.co.uk

Legal Costs

The successful purchaser will be responsible for the council's legal and surveyor fees incurred in this transaction.

Existing site plan

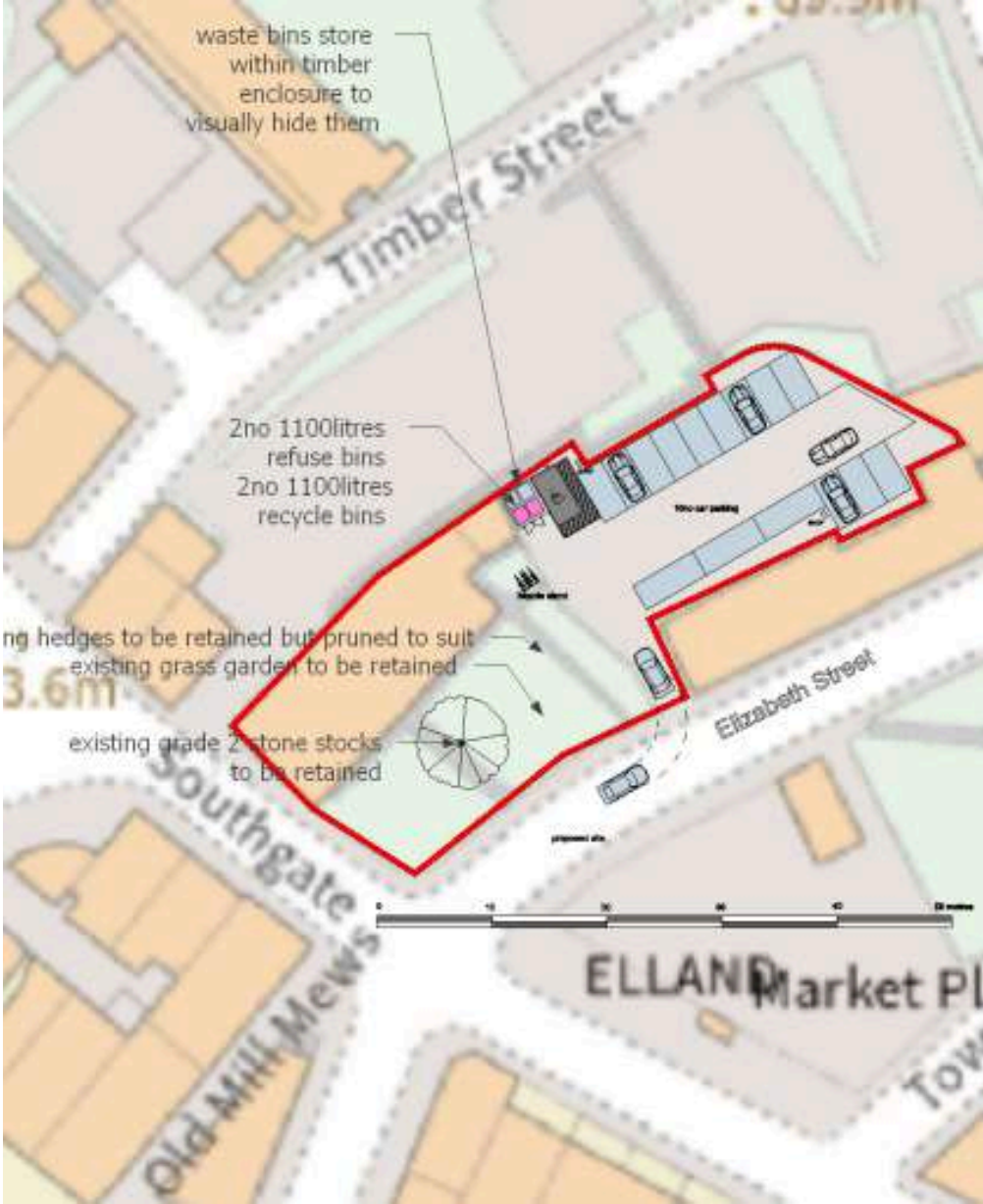


alignsurveyors.co.uk
01609 797 330

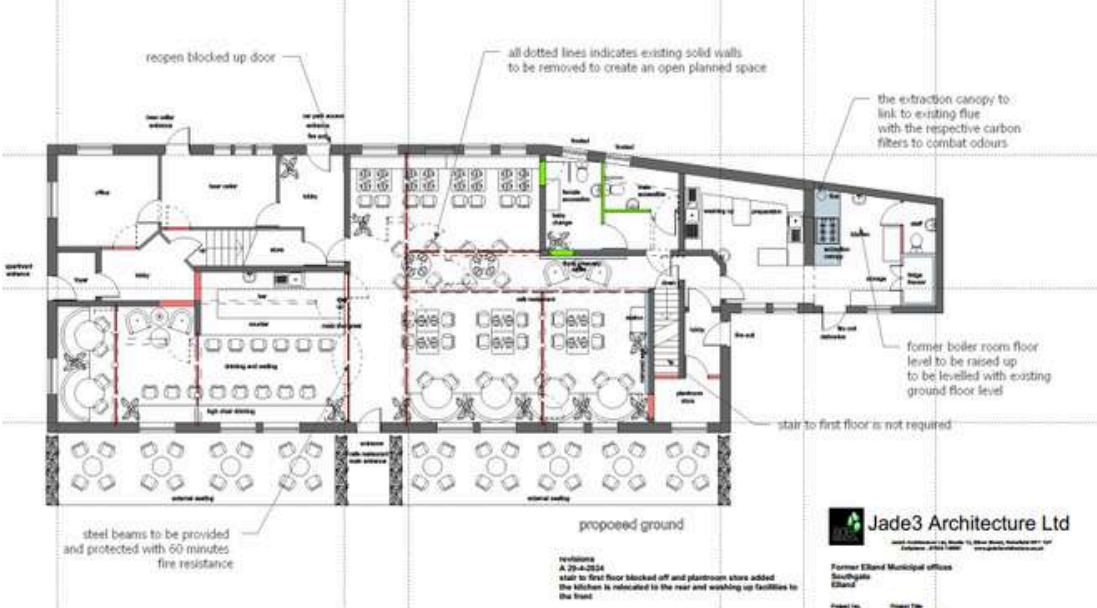
White Rose House (2nd Floor),
Northallerton Business Park, Thurston
Road, Northallerton, DL6 2NA



Proposed Site Plan



Proposed Ground Floor plan



Proposed First Floor plan

