

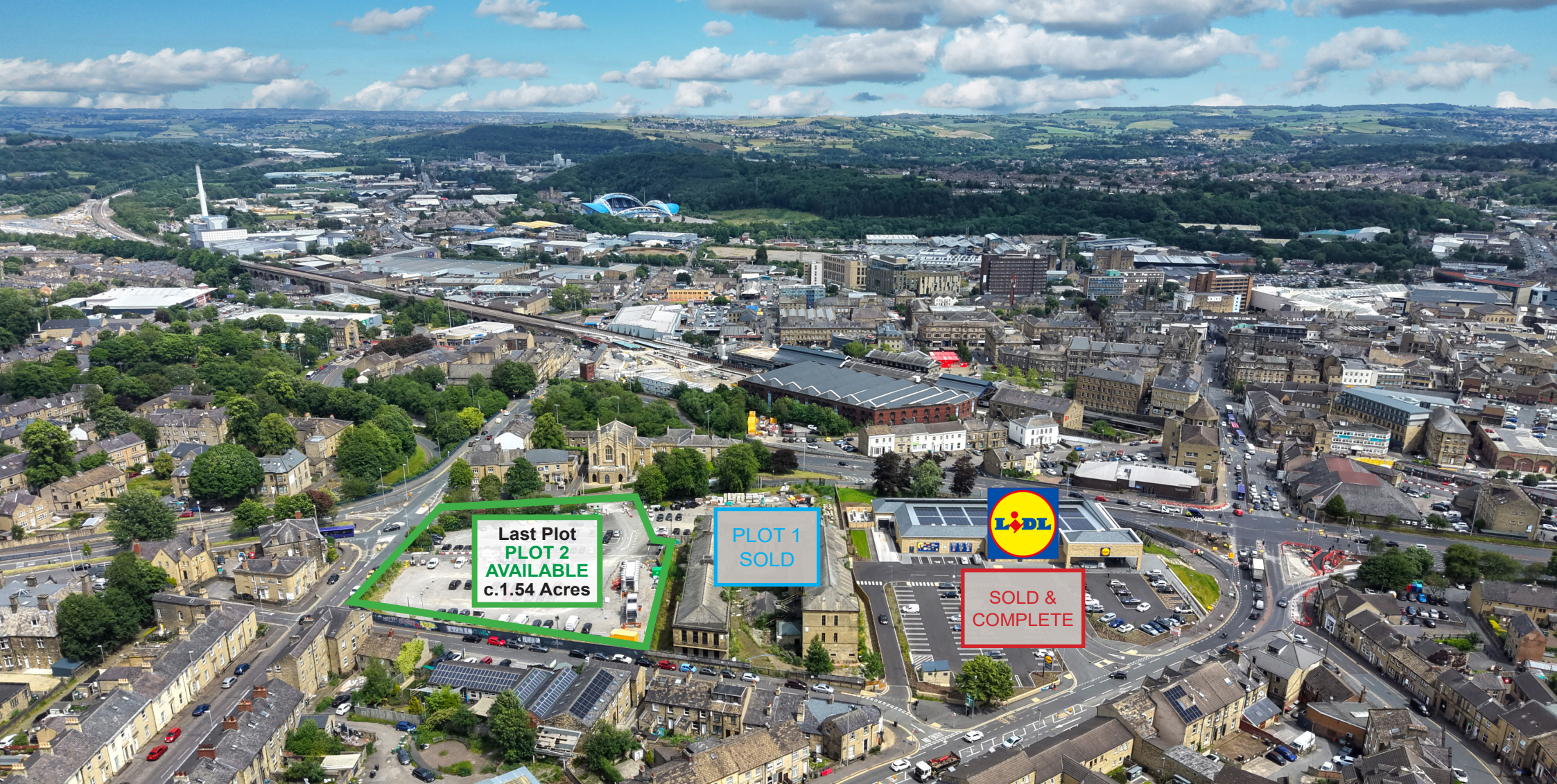
HIGHLY PROMINENT HUDDERSFIELD TOWN CENTRE REDEVELOPMENT OPPORTUNITY – c. 1.54 Acres FOR SALE – REMAINING PLOT

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**FORMER KIRKLEES COLLEGE CAMPUS & FORMER GENERAL INFIRMARY,
TRINITY STREET, HUDDERSFIELD, HD1 4DL**



Last Plot
PLOT 2
AVAILABLE
c.1.54 Acres

PLOT 1
SOLD

**SOLD &
COMPLETE**

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- Huddersfield is the principal town of Kirklees, West Yorkshire and is ideally located between the Leeds City Region, Greater Manchester and Sheffield.
- The site is located in a highly prominent gateway position at the entrance to the Town Centre and on the West side of the A62 ring road at its major junction with the A640, A62 and New North Road.
- Huddersfield is supported by a strong road and rail network:
 - Road - Junctions 24 & 25 of the M62 are within a 10 minute drive of the site.
 - Rail - Huddersfield Station is within a 7- minute walk of the site and provides direct rail services to Leeds (in 19 mins), Manchester (in 35 mins) and Sheffield (in 1 hour 16 mins).



LOCATION

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BACKGROUND & PLANNING

- Former Kirklees College and Huddersfield General Infirmary site.
- Prime 6.1 acre mixed-use development site on the edge of Huddersfield Town Centre.
- Hybrid planning approval (2018/62/92647/W) was secured on 03/08/2022 + Listed Building consent (2018/65/92687/W) was also secured 03/08/2022.
 - Full planning: 21,500 ft² food store, and conversion of Listed Building and its wings to create 32 apartments and 10,785 ft² of offices. **BOTH SOLD**
 - Outline planning: up to 197 new build apartments or offices, with a total development capacity of 131,512 ft² (GEA) with parameter plans. **PLANNING NOW EXPIRED.**
- **S.73 Planning approval (2023/70/93058/W) secured on 22/2/24 permitted a variation of the consents to facilitate reuse of an existing access road from New North Road. Updated master plan can be found on page 5.**
- Landowner took practical completion of the site following a substantial demolition and enabling works contract, creating 2 ready-to-go development opportunities.
- A Freehold sale of c.3 acres was completed with Lidl, and the new store opened in December 2025.
- A Freehold sale of Plot 1 (1.79 acres) with full planning was completed to a local business owner. It was sold with full planning permission for restoration and conversion of a Listed building and its wings to create 32 residential apartments and 10,785 ft² for offices

The remaining plot available is outlined below:

Plot 2: c.1.54 acre site. The site had original outline planning consent and approved height and massing parameters for up to 197 residential apartments within class C3 (or offices). A mix of 4/5 storeys approved.

- **The recent S.73 approved variation for Plot 2 involved reopening of an original access which wasn't envisaged at the time of the original outline and any subsequent planning submission will involve 'remassing' part of the approval from the northeast to the western elevation to facilitate the new access arrangements (as indicated on updated masterplan).**
- The outline permission had 0% affordable housing and no outstanding S.106 obligations associated.

This outline has now expired due to the time elapsed since the planning application was approved. The former outline consent does however underline the site's development potential based on height and massing principles and sets a precedent for future planning applications.



The site can be available subject to planning or unconditionally with the benefit of income.

MASTERPLAN

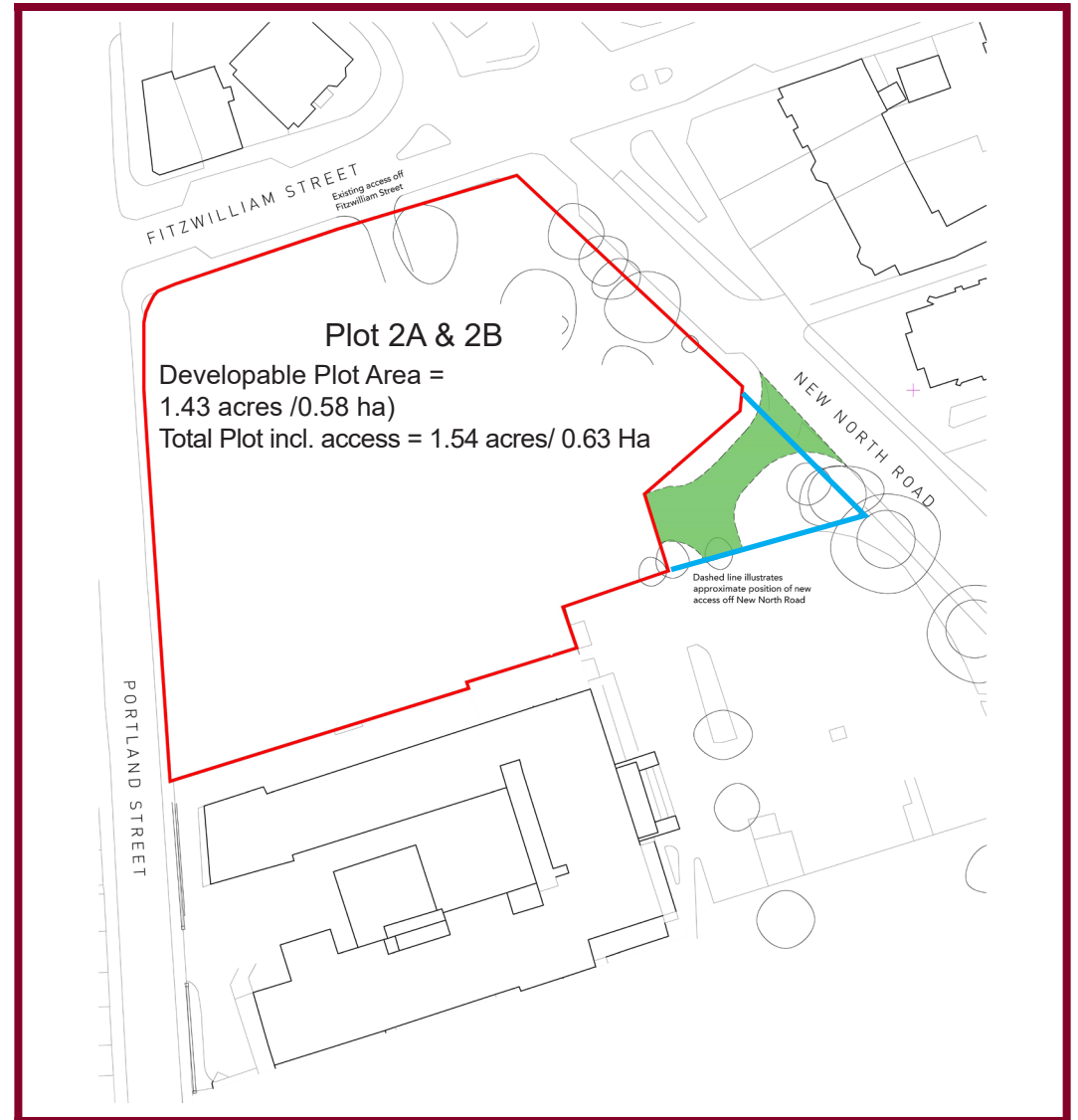
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SHORT TERM LEASE AGREEMENT

Property:	Plots 2A and 2B Trinity West, Portland Street, Huddersfield, as shown edged red on the lease plan (see adjacent)
Tenant:	Network Rail Infrastructure Limited (Company No. 02904587)
Lease Start Date:	11th August 2025
Lease End Date:	31st January 2028
Break Option:	Mutual Break 31st January 2027 or any date, subject to 1 month's notice to be served by either party. CPI rent uplift at End Jan 2027 in the event lease not broken.
Rent:	£125,000 per annum (exclusive)

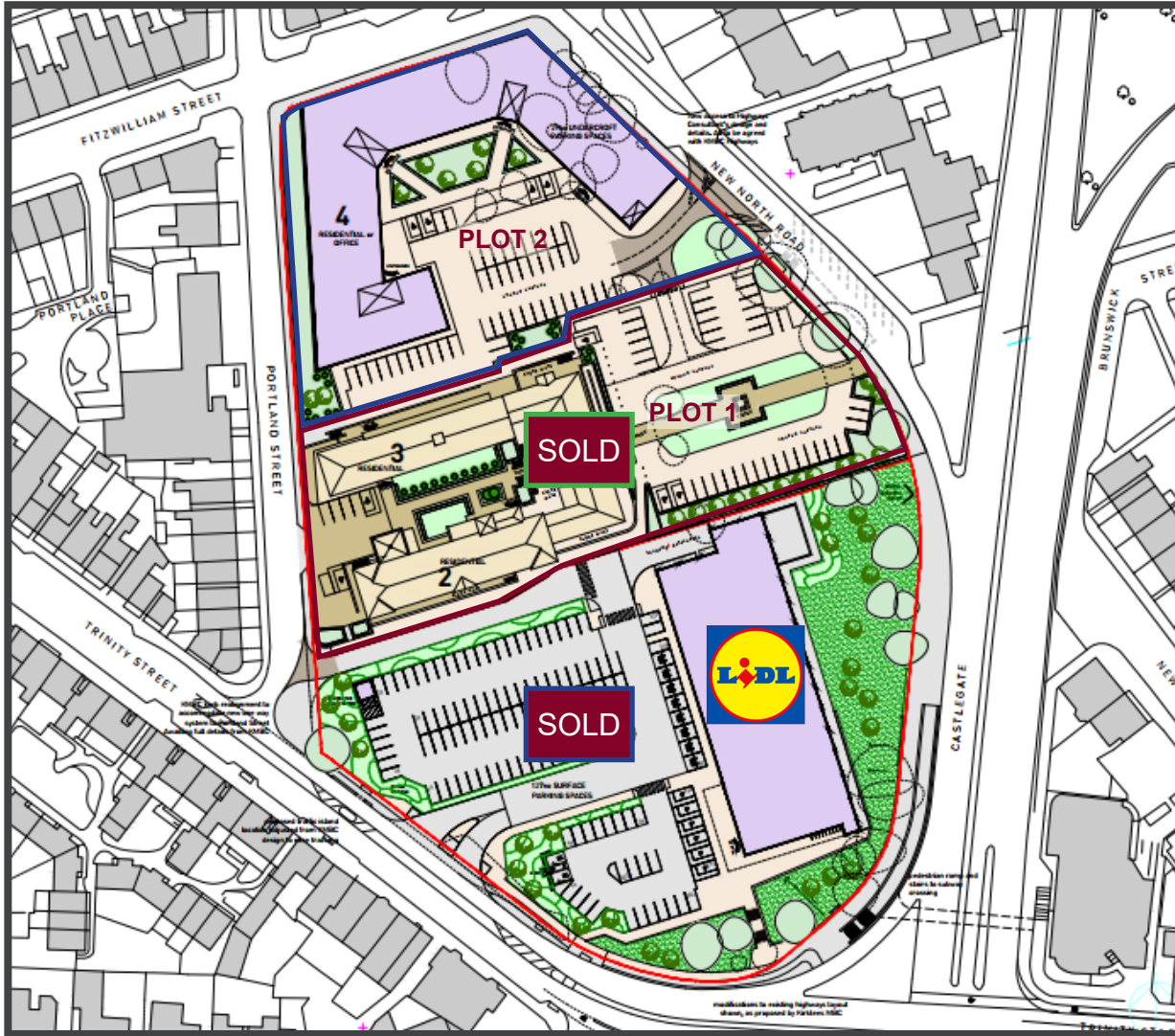
Full details available on request



CURRENT TENANCY

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MASTERPLAN & ACCOMMODATION

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Overview of Plot 2 – Accommodation Schedule

Floor	Use	GIA (Ft²)	NIA (Ft²)
Plot 2 (c.1.54 acres)			
The sizes below reflect the original consent and configuration of the proposed residential scheme (available on request) in 2 adjacent buildings.			
The adjacent layout indicatively shows part of the originally approved massing, where the entrance now is, relocated to the western wing of this site. This is indicative only but reflects a 'like for like' relocation of accommodation.			
Building 4	Residential *	29,993	23,434
Building 5	Residential *	131,512	104,027
Total		161,505	127,461



Proposed New Build Element – Plot 2



Building 5 (East Elevation)



Building 5 (North Elevation)



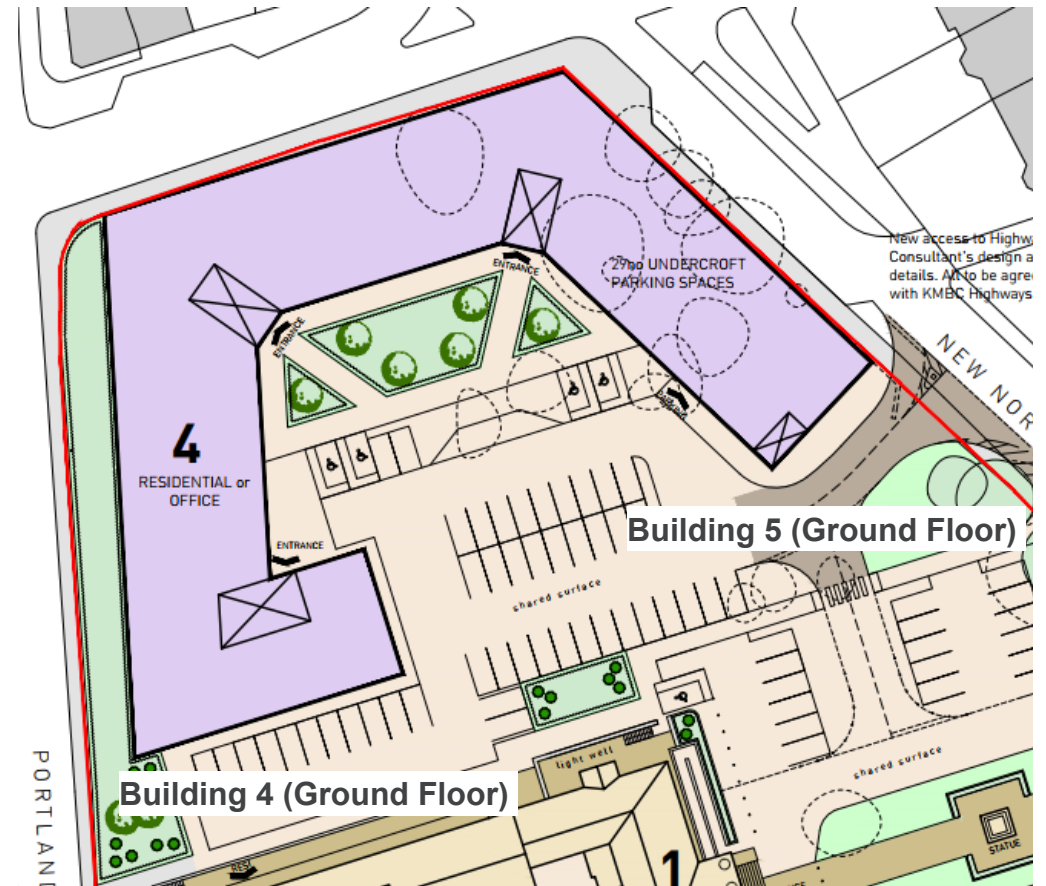
Building 4 (West Elevation)

Link to planning application drawings [here](#)

PLOT 2 - APPROVED PLANS

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Indicative Block Plan – Outline Approved (with Parameters) + Revised S.73 Approved Access



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Before



Significant Development / Regeneration Opportunity in a gateway and highly prominent and accessible location

At the Gateway to Huddersfield town centre, the site has undergone a major transformation with the removal and clearance of all non-listed structures from the site to create 3 distinct plots.

Aside from the planning consents, the development plot (Plot 2) would be well suited to a care/retirement living type use and other uses, subject to consent.

Post Enabling Works



Post Completion Lidl Store + Network Rail Lease – June 2026



IMAGES

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Viewing & further information

Please contact the sole selling agents:

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Offers Invited

Offers are invited for the sale of the Freehold interest in Plot 2 on an unconditional or conditional basis.

Legal Costs:

Each party will bear their own costs incurred in documenting and completing a transaction.

VAT:

The vendor reserves the right to charge VAT.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.
4. Brochure prepared July 2026