



LOCATION

THE SITE



Greenside Mills, Saville Road, Skelmanthorpe, Huddersfield HD8 9EE

PLANNING

FURTHER INFORMATION

FOR SALE RESIDENTIAL DEVELOPMENT SITE

Greenside Mills, Saville Road, Skelmanthorpe, Huddersfield HD8 9EE



- Development site extending to 4.77 acres (1.93 hectares).
- Outline planning consent for demolition of existing buildings and erection of residential development.
- Indicative layout proposal for 55 dwellings (but not limited to).
- No affordable housing requirement subject to Vacant Building Credit.
- Opportunity for developer to achieve consent for their own scheme.
- Freehold for sale with vacant possession.



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The site is located in the Kirklees district within the village of Skelmanthorpe, approximately 8 miles south east of Huddersfield, 11 miles south west of Wakefield and 7 miles north east of Holmfirth. Neighbouring cluster villages within a 2 mile radius of Skelmanthorpe include Emley to the north, Scissett to the east, Denby Dale to the south and Shelley to the west.

Skelmanthorpe has a good range of local amenities including public houses, restaurants, a Doctor's surgery, Post Office and a Co-operative convenience store. The village also has excellent access to an array of good quality nursery, primary and secondary schools within a couple of miles including Skelmanthorpe Academy, St Aidan's Academy, Emley First School and Cumberworth Church of England First School, each of which have an Ofsted rating of 'Good.' Scissett Middle School has an Ofsted rating of 'Good' and Shelley College is rated 'Outstanding.'

SITUATION

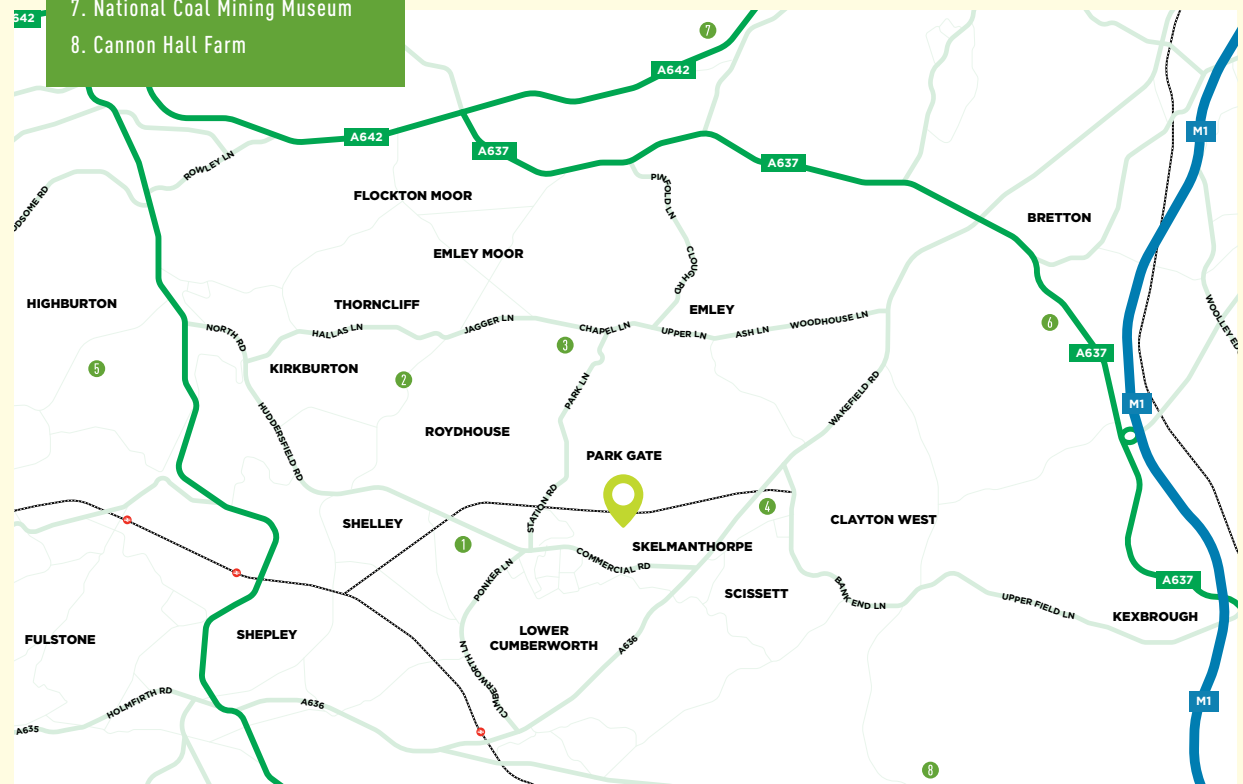
The site is situated to the northern edge of Skelmanthorpe village and has extensive views across open greenbelt land, leading towards Emley Moor in the north. Kirklees Light Railway borders the site immediately to the north and surrounding uses to the south are predominantly residential, featuring mainly stone-built houses, with some dispersed commercial uses.

The site lies on the north side of Saville Road between the junctions of Laurel Bank to the west and Marsden Street to the east. Saville Road provides direct access to the B6116 Commercial Road within a ¼ of a mile south via Station Road or King Street, linking with the A636 Wakefield Road at Scissett, approximately 1 mile to the east, connecting Wakefield and Holmfirth.

Junctions 38 and 39 of the M1 Motorway are accessible via the A636 Wakefield Road at Scissett, within approximately 7 and 8 miles east respectively.

The nearest railway station is accessible within 2.5 miles west at Denby Dale, which lies on the Penistone Line providing direct services to Huddersfield, Barnsley and Sheffield. Local bus services in Skelmanthorpe lead directly to Huddersfield, Holmfirth and Wakefield.

1. Shelley College
2. Three Acres Inn & Restaurant
3. Emley Moor
4. Kirklees Light Railway
5. Storthes Hall Park
6. Yorkshire Sculpture Park
7. National Coal Mining Museum
8. Cannon Hall Farm





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The property comprises a vacant and dilapidated former textile mill complex which has been continually extended and in parts redeveloped over many years to include a number of modern industrial buildings.

The buildings are predominantly of original Yorkshire stone and brick construction and vary in height up to four storeys, typically with pitched slate covered roofs and also incorporating a tall standing brick built chimney stack. The built areas of the site are concentrated centrally and to the west. Additionally, there is an area of undeveloped land towards the east, which has been recently cleared.

We have been advised that the buildings on site extend to approximately 102,500 sq ft (9,522.42 sq m) although prospective purchasers should undertake their own investigations to confirm. Site photographs within these particulars are understood to have been taken during 2019.

The site for disposal slopes from west to east and extends to approximately 4.77 acres (1.93 hectares).

A further parcel of greenbelt land to the north of the Kirklees Light Railway extending to 3.43 acres (1.39 hectares) is available to purchase separately, if required (hatched on site plan opposite).

HISTORY

Greenside Mill is believed to have been built in circa 1770 by William Marsden. His daughter married Richard Field who then traded there for a number of years until forming the partnership of Field & Bottrill in the 1880's before it was taken over by the Keighley company, Haggas, in 1967. More recently, the final business to occupy the mill was Dawson Fabrics which specialised in circular and sliver knitting processes, operating three sites across West Yorkshire. The company traded until its closure in 2016 and the buildings have remained vacant since.





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The site is unallocated within the Kirklees Local Plan which was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan.

Outline planning consent under reference 2018/60/91787/E was granted on 31 January 2019 for the "Demolition of existing buildings and structures and erection of residential development" with an indicative capacity of 55 dwellings. The indicative outline proposed layout plan is shown opposite.

According to Kirklees Council's register, there are no Tree Preservation Orders (TPO's) on site.

The site benefits from Vacant Building Credit, and as such it is extremely unlikely that any new floor area will exceed what is already there. A S106 agreement dated 31 January 2019 confirms the following planning obligations:

1. No affordable housing to be provided unless the floor area of the proposed development exceeds the floorspace of the current buildings on site (9,523 sq.m).
2. £100,000 to be paid to the Council for off-site public open space improvements / provision, prior to the occupation of the twentieth dwelling.
3. £68,260 to be paid to the Council for school places, prior to the occupation of the first dwelling.

If after payment of these sums, the Council have not expended the money within five years, the landowner will be able to request a refund of the full amount plus interest.

SITE SURVEY DATA

The vendor has commissioned the following reports which are to be made available to prospective purchasers on a non-reliance basis:

- Title Information
- Refurbishment & Demolition Asbestos Survey
- Topographical Survey
- Mining Report
- Geo-environmental Appraisal & Gas Risk Assessment Reports
- Various other surveys covering Demolition, Highways, Flood Risk, Ecology, Noise and Bat Emergence.

A Data Room has been created to provide information to bidders.





OFFERS

Offers are invited on a conditional or unconditional basis for the freehold of the land to be developed, as shown edged in red on the identification plan, and all bidders should familiarise themselves with the Guidance Notes for Bidders and the Bidding Proforma (available in the Data Room).

A deadline for the submission of offers has been set at
2pm Friday 30th July 2021.

[REQUEST ACCESS TO DATA ROOM](#)

VIEWING & FURTHER INFORMATION

The site can be inspected by prior appointment only.

For further information and access to the data room please contact the Sole Agent.



**Lambert
Smith
Hampton**

James Taylor
07702 883478
jrtaylor@lsh.co.uk

Richard Corby
07774 652413
rcorby@lsh.co.uk

Subject to contract: June 2021

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ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services, suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.

iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.

vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.