

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND OFF
BLACKMOORFOOT ROAD
HUDDERSFIELD

HD4 7AD



Residential development opportunity in the town of Huddersfield, with outline planning for 770 dwellings

- Located in the town of Huddersfield, West Yorkshire
- Outline planning permission granted for 770 dwellings, inc care facility
- The site extends to 41.82 ha (103.34 acres) gross, and has an approved development planning area of 29.22 ha (72.20 acres)

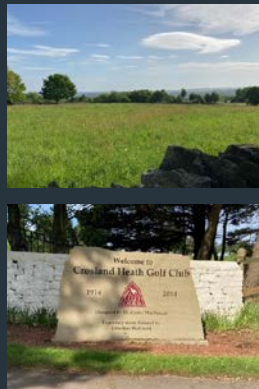
HUDDERSFIELD CENTRE →

LOCKWOOD STATION →

A62 MANCHESTER ROAD

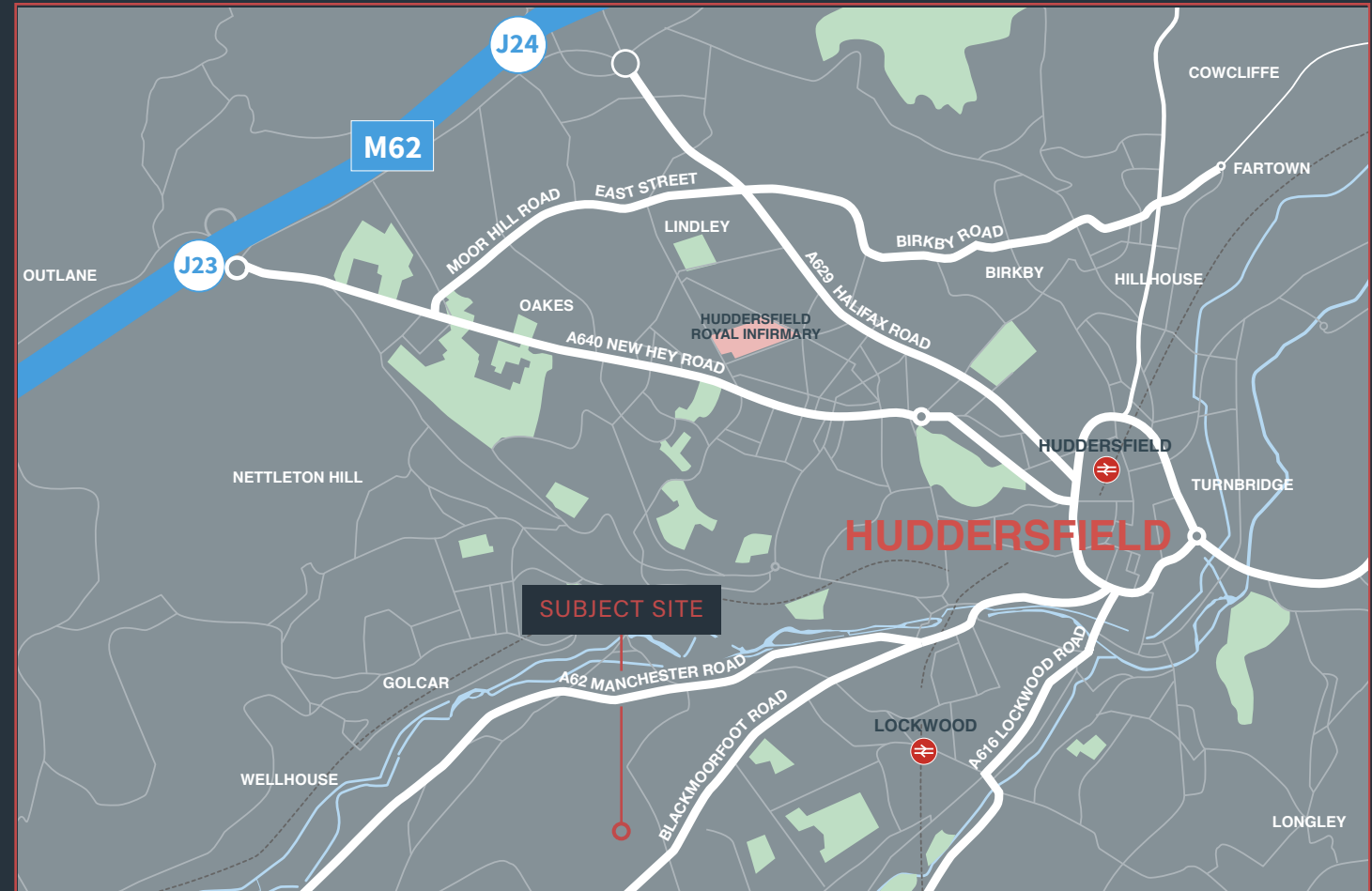
BLACKMOORFOOT ROAD





Site Location

The site is located to the south west of the market town of Huddersfield, in the metropolitan borough of Kirklees, West Yorkshire. Huddersfield is strategically located between Manchester and Leeds, which are located 29 miles south west and 20 miles north east respectively. Halifax is located 7 miles to the north and Bradford, which is the nearest city, is located 15 miles north.



The subject is situated on the western fringe of Crosland Hill, an area some 2.5 miles south-west of Huddersfield Town Centre. The site lies to the north of Blackmoorfoot Road which, via the A62 (Manchester Road), provides access into Huddersfield Town Centre.

Current access to the site is provided from Blackmoorfoot Road. To the north of the site is an area of open countryside and beyond is the area of Huddersfield known as Cowlersley which comprises predominantly residential uses. To the east is residential, a small number of light industrial units and a caravan sales site. To the south of the site is a quarry, and the Sands House public house and south west of the site is Crosland Moor Airfield. To the west of the site is Crosland Heath Golf Club.

The nearby village of Crosland Moor provides several amenities including a Co-Op, several local independent grocery shops, a post office, Community Learning Centre, Crosland Moor Dental Clinic and the Crosland Moor GP Surgery.

The immediate area has a good selection of Primary and Secondary schools and slightly further afield a College and a University.

The site is within the catchment area of the following schools:

- **Primary**
Beaumont Primary School (0.55 miles),
Ofsted rated Good
- **Secondary**
Moor End Academy (0.65 miles),
Ofsted rated Outstanding
- **College**
Kirklees College (1.86 miles),
Ofsted rated Outstanding
- **University**
Huddersfield University (2.21 miles),
Gold rated



Site Description

The site extends to 41.82 ha (103.34 acres) gross, and has an approved development planning area of 29.22 ha (72.20 acres). It is irregular in shape and has a highly variable topography but generally levels fall from the north west to the south.

Land Title No.	Area in ha	Area in acres
WYK 630686	16.94	41.86
WYK 82008, WYK 175950, WYK 882138 (Portion)	12.28	30.34
Total Development Area	29.22	72.20
WYK 882138 (Retained as farmland)	12.60	31.14
Gross Land Area	41.82	103.34



From the 1850's the site was recorded as a sandstone quarry, however, since around 1910 it has been used as a firework factory. The agricultural land which surrounds it has remained largely undeveloped.

The main site comprises a range of buildings and land associated with its current use as a fireworks business. Fireworks have historically been manufactured at the property and the site was used for the manufacture of munitions during World War II. The property is now principally used for the storage and distribution of fireworks.

The site includes a variety of industrial buildings, which have been developed on a piecemeal basis. In addition, there is an office building, canteen, a lorry/ trail park, two bungalows and a detached house. The site also includes a number of fields, separated by drystone walling and used as agricultural and grazing land.

Vehicular access and egress to the industrial buildings is via a single point on Blackmoorfoot Road. This road is adopted and is therefore maintainable at public expense. There are a number of other access points to the surrounding greenfield land.

The Environment Agency (EA) Flood Map for Planning confirmed the development lies wholly within Flood Zone 1 and as such, is considered to have a low risk of flooding.



Illustrative Master Development Plan for 770 Dwellings

Planning

The site benefits from an outline planning permission, granted on the 25 March 2022 by Kirklees Council, planning reference 2020/60/92546/W.

The permission provides for the following:-



up to 770 dwellings



including up to 70 care apartments



Doctors Surgery



A1/A2/A3/A4/A5/D1 uses – with a GIA of 500 sq m (5,382 sq ft)

The S106 agreement attached to the planning permission allows for a number of contributions, with the main contributions, based on the proposed scheme identified below:-



Affordable housing
20%



Bus stop contribution
£47,000



Education
≤ £1,312,000



Highways improvements
£552,980



Sustainable transport
£397,000



Travel monitoring sum
£15,000



Method of Sale

The subject site is for sale by way of Informal Tender

Viewings

Access will be provided to the site through a number of viewing dates. We ask interested parties refrain from entering without prior consent.

Offer Deadline

We are inviting offers on a conditional and unconditional basis by 12 noon on Thursday 1 September 2022.

An offer pro-forma will be provided within the data room, we ask interested parties to complete this in full as part of their offer submission.

Further Information

Please refer to <https://blackmoorfootroad.com> to view/download all available documents, which include:

- Planning Permission
- Illustrative site layout plan
- Technical pack – including Phase II ground investigation

The planning permission can also be viewed by visiting the Kirklees Council Public Access website and searching by the planning application number - 2020/60/92546/W

Title

The site is owned within 5 different Land Registry titles.

WYK630686 is owned by Empire Knight Group Ltd and currently under a short term lease to Black Cat Fireworks Ltd with termination date on 28 February 2023.

WYK882138, WYK82008 and WYK175950 are owned by New Wharton Holdings Ltd, but, except part of WYK882138, they are currently in the process of being transferred to Empire Knight Group Ltd. The land is tenanted and notice has been served to terminate this agreement.

The site will be sold with clean title and as is.

VAT

We understand the site has been elected for VAT.

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Further Information

For further information or to make viewing arrangements please contact:

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