

# FOR SALE SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY

Eddisons



## SHIBDEN HALL ROAD, SHIBDEN, HALIFAX, HX3 8PJ

### PRICE – OFFERS INVITED

- Beautiful valley location with woodland aspect.
- Planning permission for 14 superior executive detached dwellings with generous gardens.
- Close to Shibden Hall and Shibden Park – the home of Anne Lister and important heritage site.
- Excellent schools/transport/healthcare/shops/leisure facilities all nearby.
- The site originally formed part of the Shibden Hall Estate.

### AVAILABLE SPACE

2 Hectares



## LOCATION

The site is located in the much sought after beautiful Shibden Valley being approached from Shibden Hall Road and is approximately 1½ miles to the east of Halifax.

The area is rich in heritage with Shibden Hall nearby, the ancestral home of Anne Lister (as featured in the successful BBC/HBO drama "Gentleman Jack") and Shibden Park less than ½ mile walk.

The site is conveniently located for all local amenities including schools/transport/healthcare/shops/ leisure facilities.

It is also within easy commuting distance of both Leeds and Manchester.

LEEDS	MANCHESTER
14 miles	34 miles
20 mins	40 mins

There is also the advantage of DIRECT train services to London KingsX, Leeds and Manchester from both nearby Halifax and Brighouse railway stations.

HALIFAX Railway Station	BRIGHOUSE Railway Station
2.4 miles	3 miles
7 mins	8 mins

## DESCRIPTION

The site comprises a mainly level area which is currently utilised for industrial and storage of machinery/plant.

The surrounding area is a mix of woodland and open countryside with the site originally forming part of the historic Shibden Hall Estate.

The site offers a rare opportunity to acquire a Green Belt gated development opportunity of circa 2 hectares in a very desirable location.

Planning for residential development has been obtained (see "planning") but alternative schemes could be considered subject to planning.

## PLANNING

The site benefits from planning permission 15/01689/FUL for 14 dwellings with generous gardens (decision issue date 29/03/2019).

Full planning and supporting documentation is available on the Calderdale Planning Portal ([www.calderdale.gov.uk](http://www.calderdale.gov.uk)).

## VAT

Prices are exclusive of VAT if chargeable.

## TERMS

The freehold of this attractive site is offered with full vacant possession (Business relocation).

Offers are invited.

## LEGAL COSTS

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

## VIEWING

Strictly by prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / [john.padgett@eddisons.com](mailto:john.padgett@eddisons.com)

JULY 2021  
SUBJECT TO CONTRACT  
FILE REF / 731.4330A (147428)

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