

Former Crimsworth Dyeworks Site

MIDGEHOLE, HEBDEN BRIDGE, WEST YORKSHIRE, HX7 7AN

For Sale Residential Development Opportunity



KEY HIGHLIGHTS

- Reserved Matters approval for the residential development of 14 residential dwellings (Ref: 19/01340/RES and 21/01208/VAR)
- Outline Planning permission (Ref: 18/00576/OUT)
- Approx. 2.5 acres gross split into 2 parcels
- Technical information available on data room - <https://savillsglobal.box.com/v/CrimsworthDyeworks>
- Freehold for sale by informal tender



LOCATION

Midgehole is situated within the Metropolitan Borough of Calderdale, West Yorkshire, approximately 9.5 miles to the west of Halifax town centre, and approximately 25 miles to the west of Leeds and approximately 28 miles north east of Manchester.

The site benefits from being situated within a picturesque wooded Pennine valley and lies within close proximity to Hardcastle Crags & Gibson Mill. Owned by the National Trust and renowned for their beauty, the local area is known as 'Little Switzerland' and is the jewel in Calderdale's crown. Gibson Mill, a 19th century cotton mill, is surrounded by 400 acres of unspoilt woodland and crossed by 30 miles of footpaths. The mixed woodland at Hardcastle Crags is managed to encourage natural regeneration of native broadleaved species.

The market town of Hebden Bridge is located approximately 1 mile to the south and provides a wide range of amenities including a large number of established independent retailers, restaurants and coffee shops. Further amenities including larger supermarket chains are available in the nearby market town of Todmorden.

Hebden Bridge Railway Station is approx 1.5 miles to the south of the development site. The station has regular services to Manchester & Leeds with onward changes to wider regional and national destinations. There are also a number of bus routes running through the area providing access to Halifax and the surrounding local area.



DESCRIPTION

The site is situated off Midgehole Road, to the north of Hebden Bridge. The site comprises two neighbouring parcels, the larger of which is to the north of Midgehole Road, comprising approximately 1.98 acres / 0.8 hectares. The smaller site is located to the south of Midgehole Road and comprises 0.5 acres / 0.2 hectares. The combined area is therefore 2.48 acres / 1 hectare.

The larger site, the former dyeworks complex is brownfield and has recently undergone demolition works. The northern part of the site includes a silted mill dam. The smaller site, to the west, comprises a woodland area.

Existing residential dwellings border the site to the north west and south east, with open countryside to the remaining boundaries.

The eastern boundary lies adjacent to a public footpath. There are expansive rural views southwards from the site, which are enhanced by a gentle slope southwards.

The town centre of Hebden Bridge is within a mile southwards, thus providing a rural and urban setting, combining excellent access to the surrounding countryside as well as the village amenities. There is a river side footpath to walk to Hebden Bridge from Midgehole.



PLANNING

The larger site benefits from Outline planning permission (ref: 18/00576/OUT) followed by Reserved Matters approval on 4th August 2020 for the residential development of 14 residential dwellings, comprising 9no. townhouses, 3no terraced properties and 2 no. detached properties (ref: 19/01340/RES and 21/01208/VAR).

The site is within a Special Landscape Area. The approved layout of the Reserved Matters application (ref: 21/01208/VAR) has been designed to try and enhance the visual amenity of the site and therefore there would be no harm to the Special Landscape Area subject to all relevant conditions pursuant to the outline being met. For further clarity on how to address the appearance and landscaping of the scheme please refer to the supporting documents of the RM. There are no S106 costs associated to the site.

The site is not within a Conservation Area and does not include any Listed Buildings. The site is located within the Green Belt.



Unit	House Type	GIA (SQ M)	GIA (SQ FT)
1	3 Bed / 3 Storey T/H	114.6	1,234
2	3 Bed / 3 Storey T/H	114.6	1,234
3	3 Bed / 3 Storey T/H	114.6	1,234
4	3 Bed / 3 Storey T/H	114.6	1,234
5	3 Bed / 3 Storey T/H	114.6	1,234
6	3 Bed / 3 Storey T/H	114.6	1,234
7	3 Bed / 3 Storey T/H	114.6	1,234
8	3 Bed / 3 Storey T/H	114.6	1,234
9	3 Bed / 3 Storey T/H	114.6	1,234
10	6 Bed / 2 Storey Det	289.8	3,119
11	4 Bed / 2 Storey Det	159	1,711
12	3 Bed / 2 Storey Terr	94.8	1,020
13	3 Bed / 2 Storey Terr	94.8	1,020
14	3 Bed / 2 Storey Terr	94.8	1,020
Subtitle Total		1,765.6	18,994

TECHNIAL INFORMATION

All planning and technical information is available to interested parties through a data room at <https://savillsglobal.box.com/v/CrimsworthDyeworks>

A summary of the technical information is available as follows:

- Ecological Impact Assessment
- Flood Risk & Drainage Impact Assessment
- Geoenvironmental Risk Assessment
- Nesting Bird Survey
- Phase I & II Ground Investigation
- Remediation & Verification Strategy
- Site Plan
- Topographical Survey
- Tree Survey Report

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TENURE

The site is for sale freehold with vacant possession on completion.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT

The vendor reserves the right to charge VAT.

METHOD OF SALE

The site is offered for sale by informal tender. All existing reports will be assignable. Offers should be submitted to Sophie Sismanovic at sophie.sismanovic@savills.com

VIEWING

The site can be viewed from the site boundary on Midgehole Road. Should you wish to walk the internal boundaries, then please contact the agents in the first instance.

CONTACT

For further information please contact:

Sophie Sismanovic

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