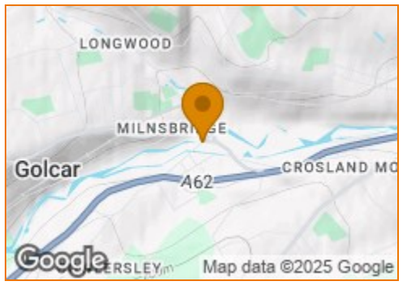
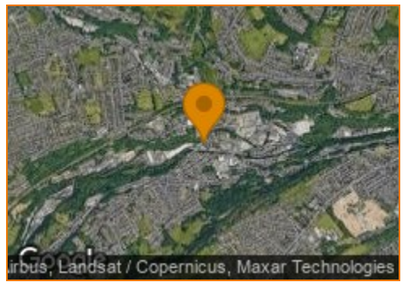
BOULTONS

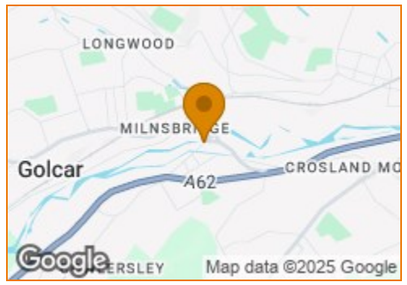
Terrain Map



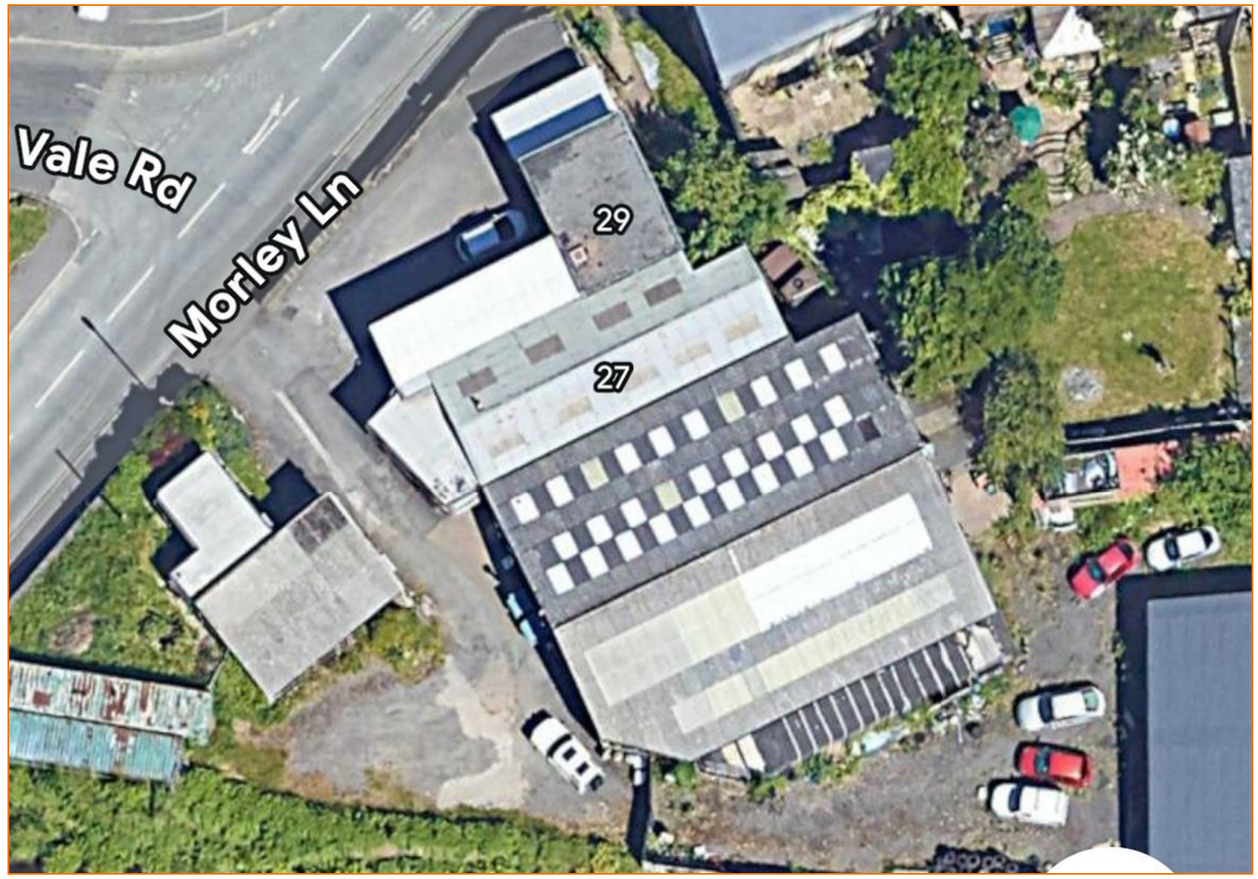
Hybrid Map



Terrain Map



Floor Plan



Morley Lane

Milnsbridge, Huddersfield, HD3 4NS

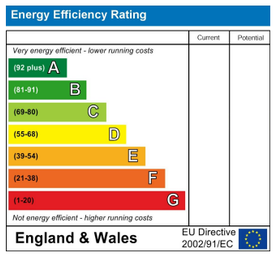
Offers Around £685,000

null null null

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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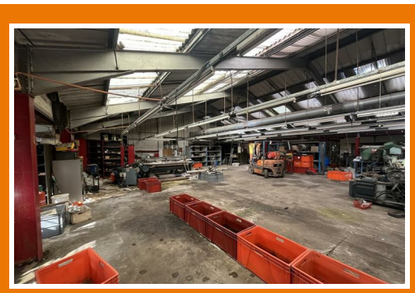


This substantial factory unit presents a unique opportunity for both commercial and industrial ventures. The property boasts a generous footprint (circa 638 sq m), making it an ideal canvas for a variety of developments.

One of the standout features of this site is its enviable canal-side location, which not only enhances its aesthetic appeal but also offers potential for leisure and recreational activities. The existing buildings on the property provide a solid foundation for immediate use or redevelopment, catering to a range of business needs.

Additionally, the site comes with lapsed planning permission for apartments, presenting an exciting prospect for those looking to venture into residential development. This flexibility allows for a multitude of possibilities, subject to obtaining the necessary planning approvals.

Whether you are an investor seeking to capitalise on the growing demand for housing or a business owner looking for a strategic location, this property is ripe with potential. With its prime location and diverse usage options, it is a rare find in the Huddersfield area. Do not miss the chance to explore the possibilities that this land has to offer.

ACCOMMODATION

PRINCIPLE WORKSHOP AND CARDING AREA
57'6" x 79'2" min, 86'2" max
Access doors at 2.57m to the side of the building, ridge height circa 5.97m.
Rear access door 2.79m

REAR SECTION (MENDING ROOM)
35'2" max x 9'1"
Positioned at the front of the building, showing signs of water ingress and in need of repair. Access to wc

WC
Fitted with a low flush wc and wash hand basin.

KITCHEN
12'3" x 7'6"
With wall and base units, stainless steel inset sink.
Rear lobby with staircase descending to the lower ground floor area and step up to the office.

OFFICE
17'2" x 16'7"
With windows positioned to the front and side elevations, provision for electric wall heaters, suspended ceiling and a bulkhead style storage.

LOWER GROUD FLOOR

STORE
16'7" max, 9'9" min x 8'0" max
Ground floor access point.

RECEPTION HALL
12'1" x 3'1"

WC
Fitted with a low flush wc and wash hand basin, window to the front elevation is boarded up.

STORE ROOM
8'4" x 8'2"

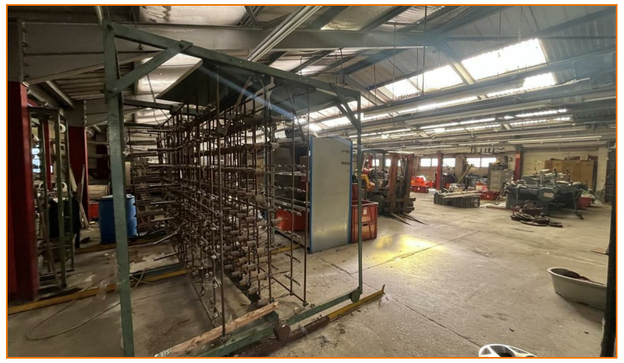
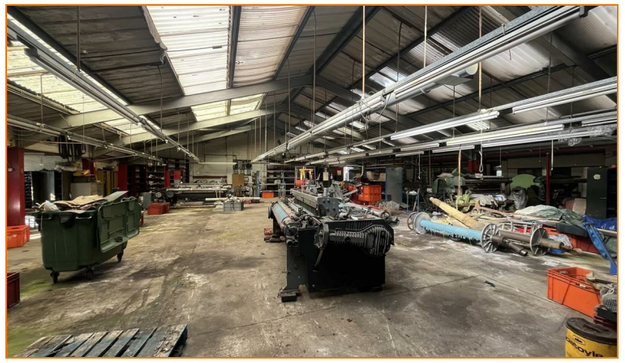
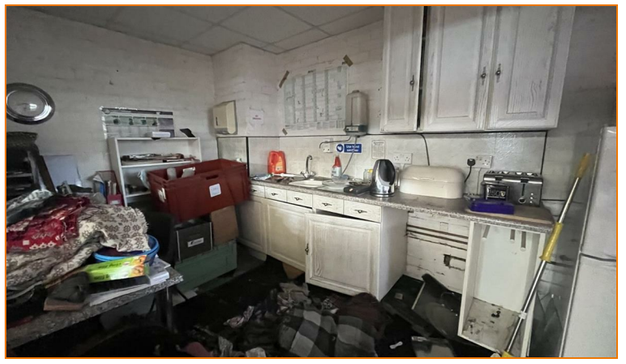
UNDERSTAIRS STORAGE AREA
5'7" x 4'11"

LEAN-TO STORAGE UNIT
17'7" x 9'3"
At ground floor level adjacent to the car park area, independently accessed from the car park area with a pedestrian access door, providing additional storage space.

ATTACHED STORE 2
Not accessed at the time of the appraisal. Irregular in shape with a secure roller door and flat roof, positioned adjacent to the access gates.

OUTSIDE
Car park and turning area to the front, the access point to the side of the building appears to be shared with an adjoining unit. Another set of secure gates lead to the rear yard.

PLANNING INFORMATION
Lapsed permission under reference: 2017/62/93396/W
Demolition of existing industrial buildings and erection of 18 apartments with associated landscaping works to form vehicular parking, cycle parking and refuse storage areas (within a Conservation Area).

TENURE
A freehold interest on two titles which appear to display a discrepancy between the two when overlayed next to each other. The area in question has been in sole and continuous use by the same ownership for well over the prescribed time for an possessory title application which is currently being explored by the vendor and their legal representatives.

RATEABLE VALUE
This factory and premises is located in Kirklees under reference - 38930000250
The rateable value is rounded down to £17,500 based on a gross internal area of 683 m2 as displayed on their website.