

**HIGHLY PROMINENT HUDDERSFIELD TOWN CENTRE
REDEVELOPMENT OPPORTUNITY – c.3.3 Acres
FOR SALE (AS A WHOLE OR IN TWO PLOTS)**

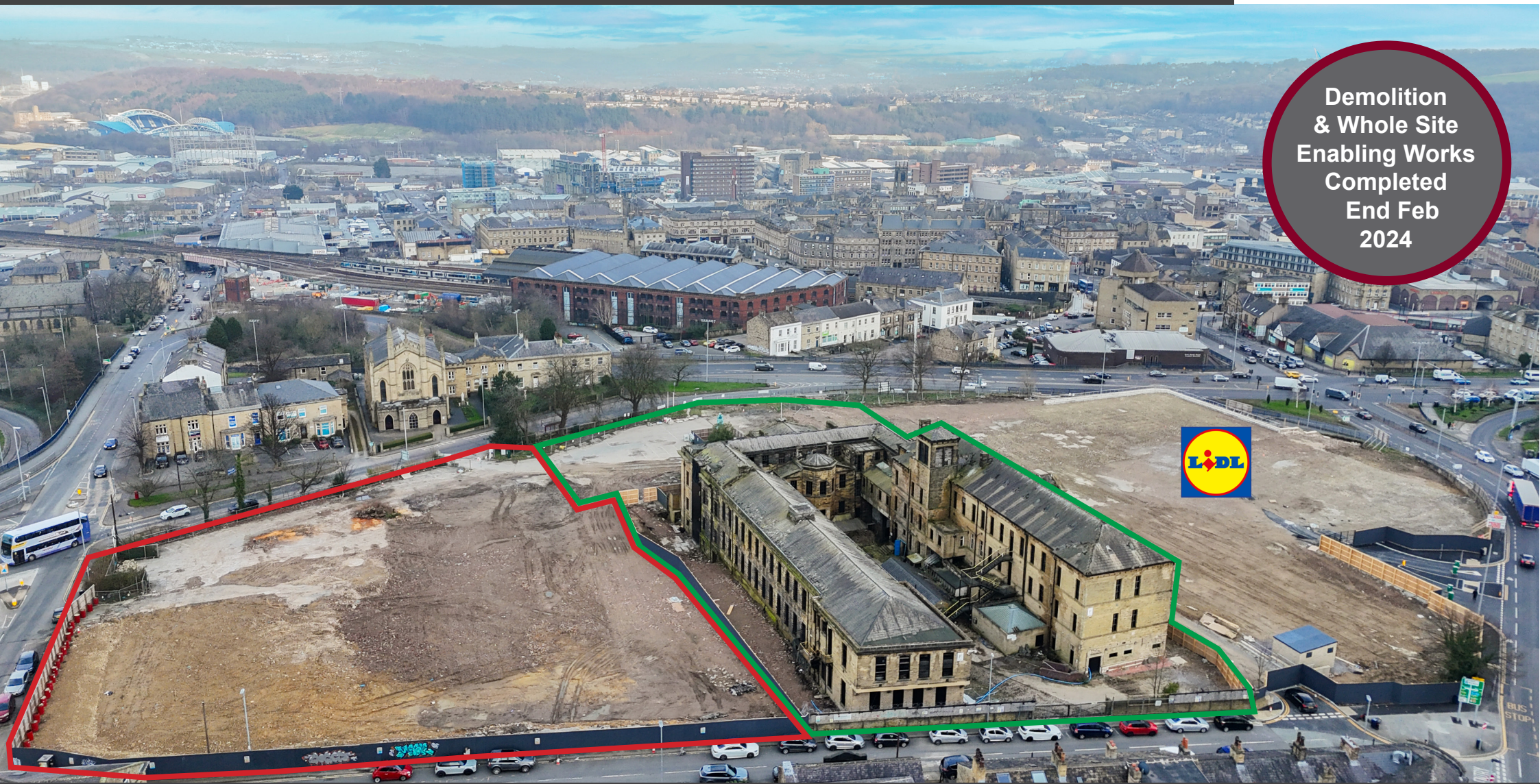
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**FORMER KIRKLEES COLLEGE CAMPUS & FORMER GENERAL INFIRMARY,
TRINITY STREET, HUDDERSFIELD, HD1 4DL**

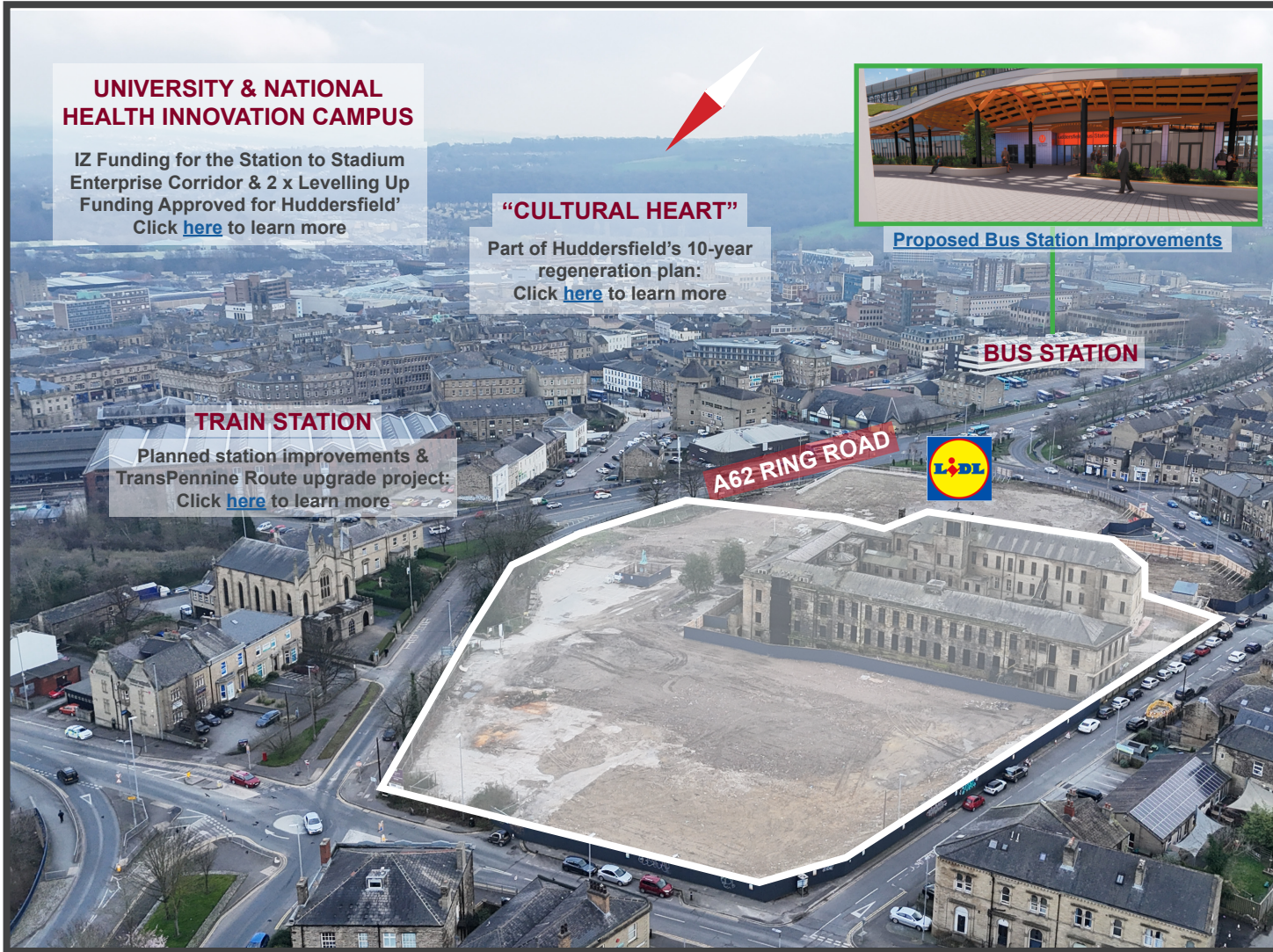
0113 243 1133

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**Demolition
& Whole Site
Enabling Works
Completed
End Feb
2024**

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UNIVERSITY & NATIONAL HEALTH INNOVATION CAMPUS

IZ Funding for the Station to Stadium Enterprise Corridor & 2 x Levelling Up Funding Approved for Huddersfield' Click [here](#) to learn more

"CULTURAL HEART"

Part of Huddersfield's 10-year regeneration plan: Click [here](#) to learn more

TRAIN STATION

Planned station improvements & TransPennine Route upgrade project: Click [here](#) to learn more

Proposed Bus Station Improvements

BUS STATION

A62 RING ROAD



- Huddersfield is the principal town of Kirklees, West Yorkshire and is ideally located between the Leeds City Region, Greater Manchester and Sheffield.
- The site is located in a highly prominent gateway position at the entrance to the Town Centre and on the West side of the A62 ring road at its major junction with the A640, A62 and New North Road.
- Huddersfield is supported by a strong road and rail network:
 - Road - Junctions 24 & 25 of the M62 are within a 10 minute drive of the site.
 - Rail - Huddersfield Station is within a 7- minute walk of the site and provides direct rail services to Leeds (in 19 mins), Manchester (in 35 mins) and Sheffield (in 1 hour 16 mins).



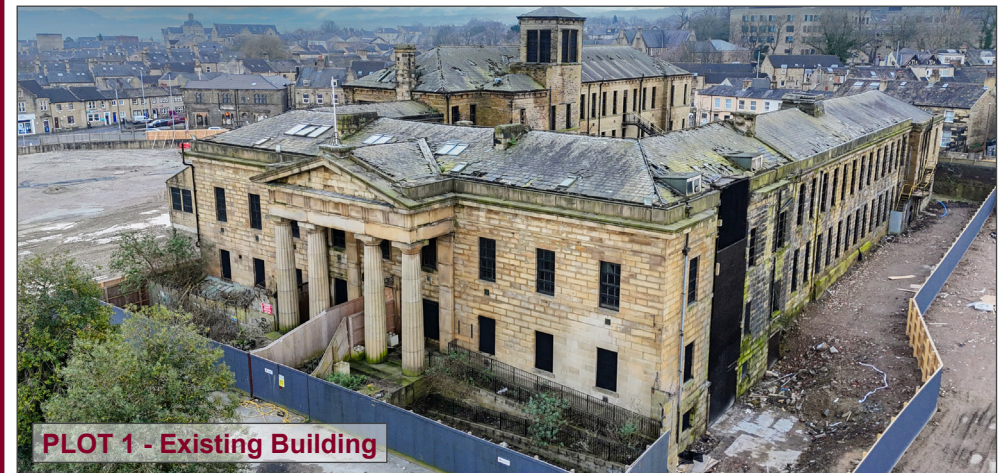
LOCATION

FOR SALE: TRINITY STREET, HUDDERSFIELD HD1 4DL



BACKGROUND & PLANNING

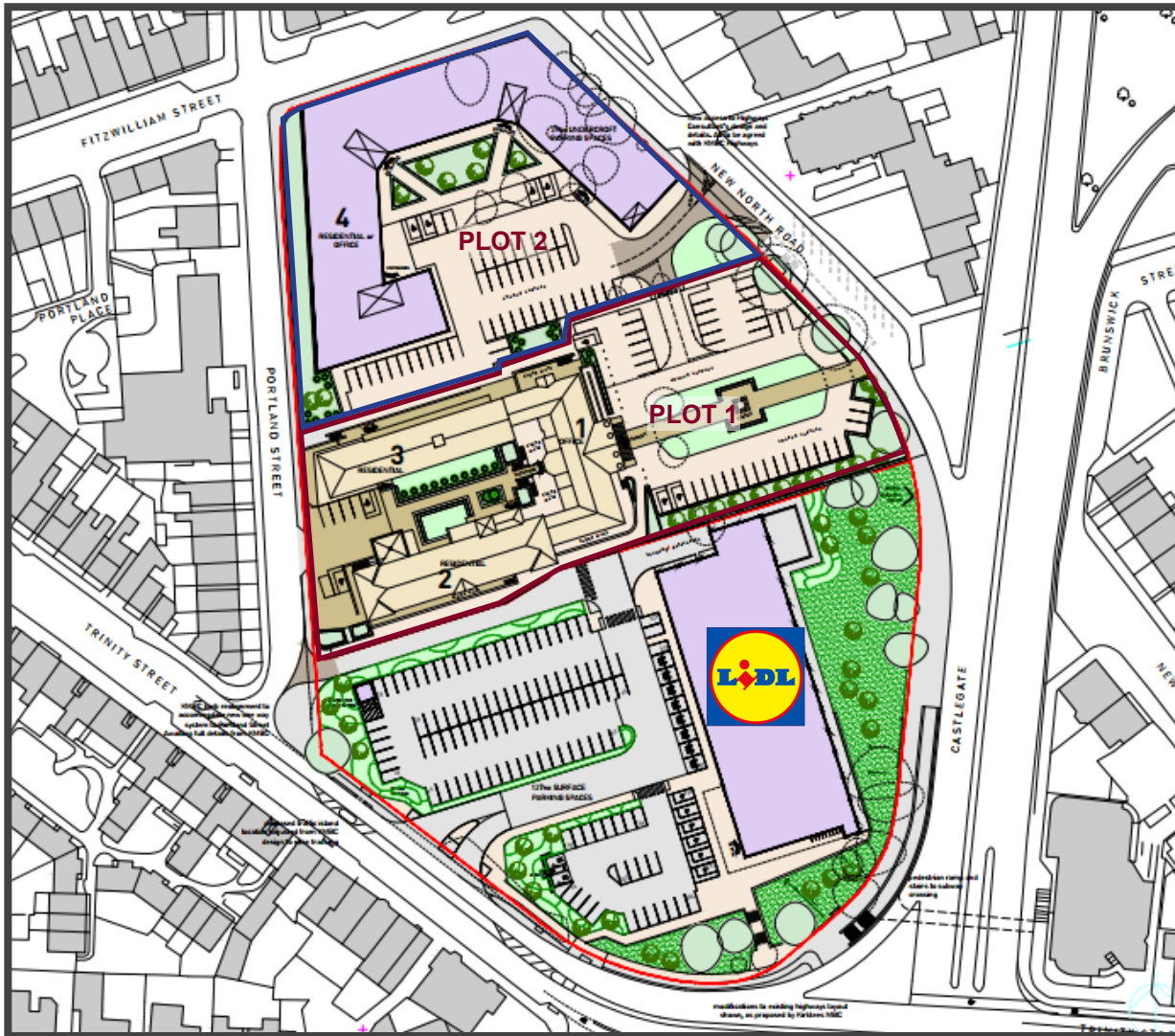
- Former Kirklees College and Huddersfield General Infirmary site.
- Prime 6.1 acre mixed-use development site on the edge of Huddersfield Town Centre.
- Hybrid planning approval (2018/62/92647/W) secured on 03/08/2022 + Listed Building consent (2018/65/92687/W) also secured 03/08/2022.
 - Full planning: 21,500 ft² food store, and conversion of Listed Building and its wings to create 32 apartments and 10,785 ft² of offices.
 - Outline planning: up to 197 new build apartments or offices, with a total development capacity of 131,512 ft² (GEA) with parameter plans.
- **S.73 Planning approval (2023/70/93058/W) secured on 22/2/24 permits a variation of the consents to facilitate reuse of an existing access road from New North Road. Updated master plan can be found on the next page.**
- **Landowner has now taken practical completion of the site following a substantial demolition and enabling works contract, creating 2 ready- to-go development opportunities.**
- A Freehold sale of c.3 acres has now completed with Lidl, and store delivery is expected to commence soon.
- The remaining two plots are available either separately or together:
 1. Plot 1 – c.1.79 acre site with full planning permission for restoration and conversion of Listed building and its wings to create 32 residential apartments and 10,785 ft² of offices. The office space would be suitable for a range of uses but also potential exists to revise the planning to achieve an additional 15 apartments (subject to planning) (47 total).
 2. Plot 2 – c.1.54 acre site with original outline planning permission subject to height and massing parameters for up to 197 residential apartments in class C3 (or offices) offered as a cleared development site.
- **The recent S.73 approved variation for Plot 2 involves reopening of an original access which wasn't envisaged at the time of the original outline and any subsequent planning submission will involve 'remassing' part of the approval from the northeast to the western elevation to facilitate the new access arrangements (as indicated on updated masterplan).**
- **0% affordable housing and only limited outstanding S.106 obligations associated with either full / outline permission and the benefit will be passed to the purchaser(s).**



MASTERPLAN

FOR SALE: TRINITY STREET, HUDDERSFIELD HD1 4DL

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**Overview of Plots 1 & 2
Accommodation Schedule**

Floor	Use	GIA (Ft ²)	NIA (Ft ²)
Plot 1 (c.1.79 acres)			
Detailed planning consent secured – indicative layouts overleaf. The building has been subjected to vandalism and theft and is offered in an as-seen / dilapidated condition.			
Building 1	Offices	20,086	10,785
Building 2	Residential	23,089	11,782
Building 3	Residential	9,672	8,116
Total		52,847	30,683

Plot 2 (c.1.54 acres)			
As detailed overleaf, the original consent was for 197 apartments across 4 floors and spread across the site*. The sizes below reflect the original consent and configuration (available on request).			
The adjacent layout indicatively shows part of the originally approved massing, where the entrance now is, relocated to the western wing of this site. This is indicative only but reflects a 'like for like' relocation of accommodation.			
Building 4	Residential *	29,993	23,434
Building 5	Residential *	131,512	104,027
Total		161,505	127,461
Consented Combined Lots		214,352	158,144

Aside from the planning consents, the land / buildings are also felt to be well suited to a care/retirement living type use and other uses, subject to consent.

MASTERPLAN & ACCOMMODATION

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Plot 1 – Former Huddersfield Royal General Infirmary



Grade II Listed Building



March 2024

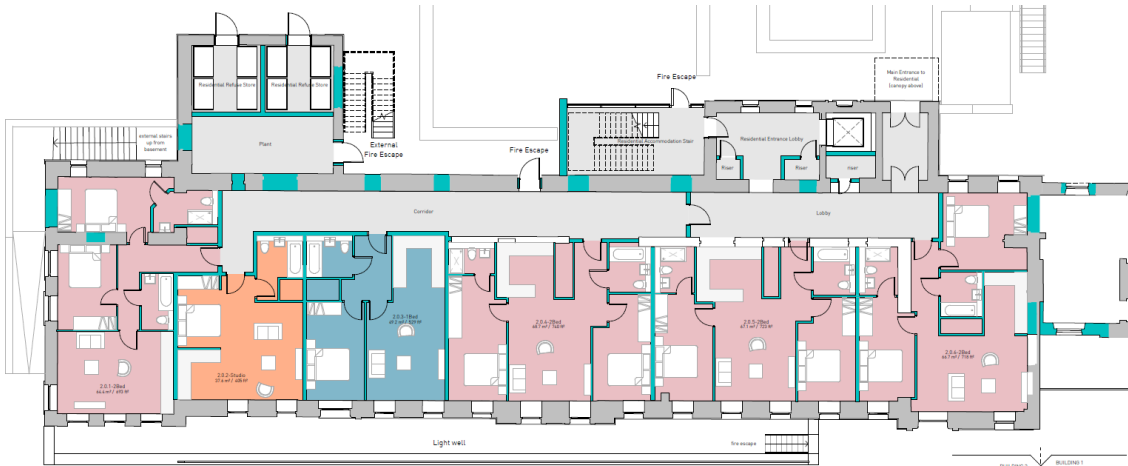


PLOT 1 – EXTERNAL IMAGES

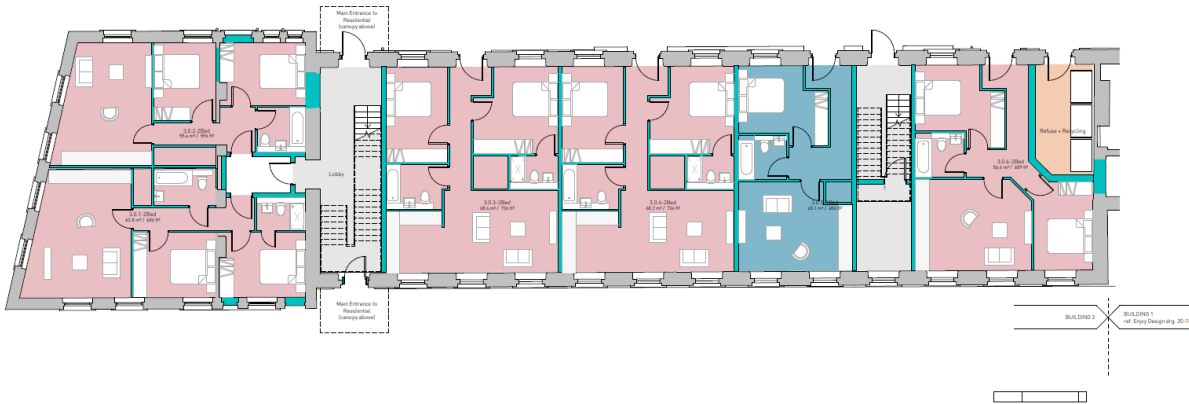
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Plot 1 – Listed Buildings – Approved Ground Floor Plans



Building 2 (Ground Floor)

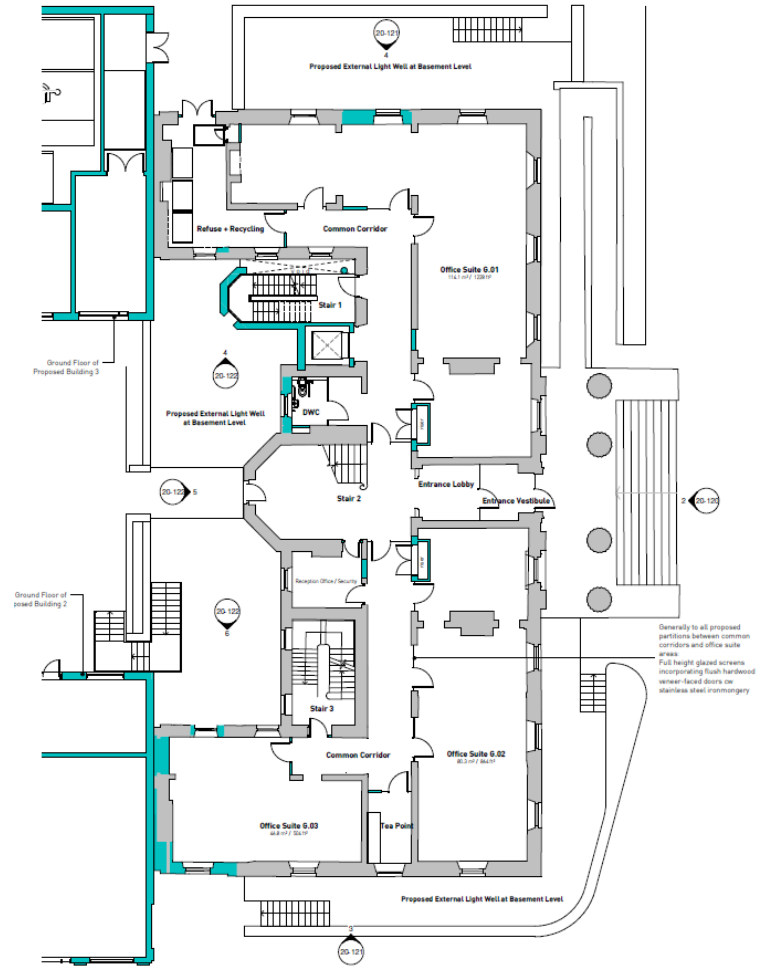


Building 3 (Ground Floor)

Floor plans for all levels available on request / see overleaf link

PLOT 1 - PLANS

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Building 1 (Ground Floor)



Plot 2 – Cleared Site c.1.54 Acres (Gross)



PLOT 2 – IMAGES

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Before



Post Enabling Works
March 2024



➤ Significant Redevelopment /
Regeneration Opportunity in a
gateway and highly prominent and
accessible location

➤ Available as a whole or in 2 lots

IMAGES

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Viewing & further information

Please contact the sole selling agents:

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Maddy.Wright@fljltd.co.uk

07542 025118

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Offers Invited

Offers are invited for the sale of the freehold interest in Plots 1 and 2 on an unconditional or conditional basis, either individually or combined.

Legal Costs:

Each party will bear their own costs incurred in documenting and completing a transaction.

VAT:

The vendor reserves the right to charge VAT.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.
4. Brochure prepared March 2024