



**CUSHMAN &
WAKEFIELD**

FOR SALE BY INFORMAL TENDER

Land at Cock Hill Lane, Shelf HX3 7TQ

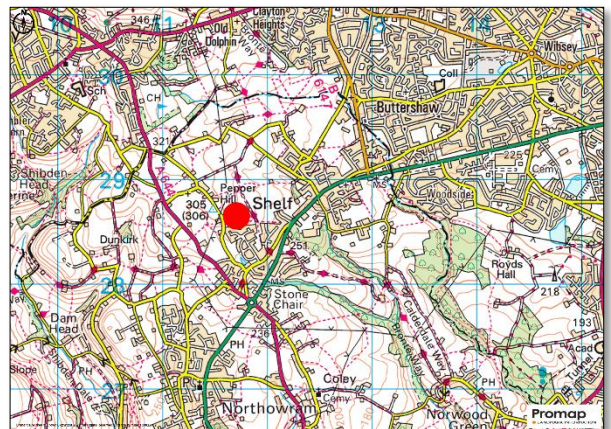


*For identification purposes only

An excellent opportunity to acquire a substantial residential development site with capacity for c.140 dwellings (subject to planning)

Circa 14.50 Acres (5.87 Hectares).

- The site benefits from an allocation in the draft Local Plan (LP0782) for c.140 residential dwellings (Expected adoption late 2022/start of 2023).
- Located in the popular village of Shelf, 3.5 miles north east of Halifax, with good transport links to Junction 26 of the M62.
- Access to the Data Room and Drone Footage available via: cock-hill-lane.com
- **Offer Deadline 12 Noon
Wednesday 7th December**





Location

The site is situated within the semi-rural village of Shelf. The site is bound by existing estate housing to the south, and agricultural land to the west, north and east. The land is allocated for development of c140 dwellings in the draft Local Plan (LP0782).

The site is also located close to good local schools and a range of amenities including a Co-op and various public houses.

Shelf is located 3.5 miles north east of Halifax, 5 miles from Bradford, and 16 miles west of Leeds.

Low Moor train station is within a 10 minute drive of the site and provides frequent services to Halifax (7 minutes), Bradford (7 minutes), Huddersfield (30 minutes), Manchester (55 minutes) and Leeds (30 minutes).

Description

The site comprises a broadly rectangular, elevated site benefitting from excellent long distance views and extending to circa 14.5 acres. The site is shown **edged red** on the aerial photograph above

Direct access to the site can be obtained from Cock Hill Lane which abuts the western boundary.

Data Room

Access to the Data Room which contains technical, legal and planning information is available via the dedicated website. <https://cock-hill-lane.com>



Planning

The site benefits from an allocation in the draft Local Plan for c.140 dwellings. Adoption of the Local Plan is expected in late 2022/start of 2023.

Purchasers are advised to make any further enquiries regarding planning direct to Calderdale Council.

The site is located adjacent to separate housing allocation LP1543, which is allocated for c330 dwellings

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Tender Process

Offers by way of informal tender are invited for our Clients freehold interest with vacant possession. Further information on the tender process is available from sole agent, Cushman & Wakefield

Offer Deadline 12 Noon Wednesday 7th December

Viewing

Access to the site is strictly by appointment with C&W. The site can be viewed from the adjoining public highways.

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