



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of **RODGERS** Plant Hire Ltd

**DUE TO RELOCATION**

**FOR SALE**

**CONSENTED RESIDENTIAL  
DEVELOPMENT SITE IN HOLME  
VALLEY**

**RIVERSIDE WORKS, WOODHEAD ROAD, HONLEY,  
HOLMFIRTH, HD9 6PW**

557 m<sup>2</sup> (6,000 sq ft) approx on 0.54 ha (1.33 acres)



- Single storey plant hire depot situated in high profile position adjacent main A6024 Woodhead Road
- Conveniently positioned on outskirts of Honley, in the ever popular Holme Valley, being strategically located for main arterial routes
- Benefitting from outline consent for residential development

**0113 2348999**

## Location

Riverside Works is situated with an extensive frontage to the main A6024 Woodhead Road, which connects Huddersfield town centre with Holmfirth/The Holme Valley. Honley village centre is situated within walking distance, which does include various local, regional and national retailers including a Co-op convenience store and 'Mustard & Punch' restaurant.

Riverside Works is situated 4 miles south east of Huddersfield town centre with junction 23 (west only) and 24 of the M62 within 3 miles of Huddersfield ring road. The Holme Valley area is well located for accessibility to not only Huddersfield but also Manchester and Leeds as well as South Yorkshire.

## Description

Riverside Works comprises a predominately single storey workshop, storage, showroom and office facility which has been occupied for many years by Rodgers Plant Hire (including significant yard space providing external storage).

The existing buildings extend to 557m<sup>2</sup> (6,000 sq ft) or thereabouts.



Externally Riverside Works benefits from not only significant frontage to the main A6024 Woodhead Road but also a substantial yard area providing good turning, vehicle parking and storage for plant hire and equipment (in line with Rodgers Plant Hire existing operation). Riverside Works also runs alongside the Rover Holme.

**Total Site Area** 0.54 ha (1.33 acres) or thereabouts

## Accommodation

The existing onsite buildings provide workshop, storage, vehicle repair, showroom and offices facilities with loading into the rear yard and directly off Woodhead Road.

**Gross Internal Floor Area** 557m<sup>2</sup> (6,000 sq ft) (approx)

## Services

We are advised all mains services including water, sewer drainage and electricity are connected to Riverside Works in addition to individual appliances including heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

We are advised by Kirklees MC the existing premises are assessed at £16,500 (Workshop & Premises).

In addition, we are advised the draft listing for April 2017 is £15,500.

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

In August 2014 the site secured an outline consent for residential development (application number 2014/60/91511/W). Additional information obtained as part of the application is available upon request including:-

- Planning statement
- Phase 1 & 2 ground reports
- Design & access statement
- Ecological statement
- Flood risk assessment
- Noise assessment

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with Kirklees MC Tel: 01484 221000.

## Vacant Possession

Rodgers Plant Hire have acquired an alternative site nearby and it is anticipated they will seek to relocate and provide vacant possession in late 2017 (subject to construction of their new facility).

## Price

Seeking offers in the region of £850,000.

## VAT

App prices are quoted exclusive of VAT.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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**Our Ref: 2172/A/M**  
**Updated January 2017**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.