

# Superb Residential Development Land With Outline Planning Permission

For Sale



Cinderhill Works, Siddal Top Lane, Halifax  
HX3 9TX  
731.4686a (1239343)



# Cinderhill Works, Siddal Top Lane

Halifax, HX3 9TX



## Agreement

For Sale



## Detail

Residential Land



## Price

On application



## Size

3.36 Hectares (8.3  
Acres)



## Location

Halifax, HX3 9TX



## Property ID

731.4686a (1239343)

**For Viewing & All Other Enquiries Please Contact:**

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MRICS

Director

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Graduate Surveyor

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## Property

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The site provides approximately 8.3 acres of a former industrial property, Cinderhill Works.

The property comprises of a former industrial red brick premises with the remaining site now cleared and providing a former quarry and open areas of landscape.

## Accommodation

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The overall area is approximately 3.36 hectares/8.3 acres.

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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Outline planning consent was granted in March 2024 for reserved matters of 104 dwellings with associated parking and landscaping under planning reference 21/00547/RES.

Interested parties should make their own enquiries to Calderdale Council.

## Tenure

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The property is available **For Sale** freehold and with vacant possession.

## Price

**Upon application.**

## VAT

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Not applicable.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The site is excellently located in Siddal being less than 2 miles from Halifax centre.

Accessed via Siddal Top Lane, the site benefits from local amenities in the vicinity as well as Calderdale Royal Hospital, Siddal Surgery, and Siddal Primary School all nearby.







