

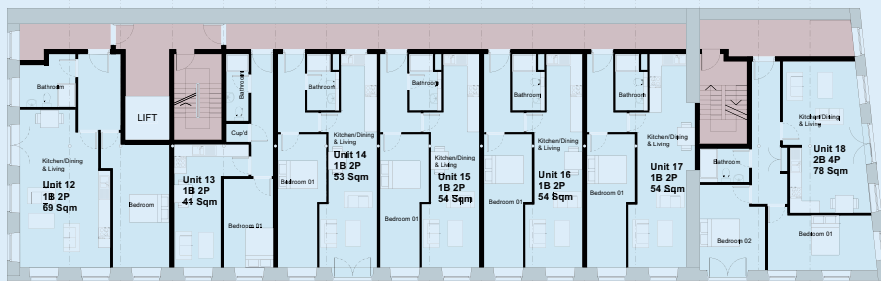


For Sale

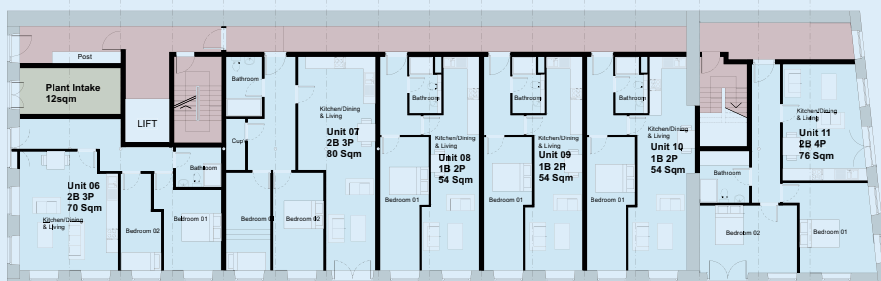
Greenwood's Mill

25 Square Road
Halifax
HX1 1QG

- Residential conversion opportunity for 31 apartments
- GIA: 29,214 sq ft (2,714 m²)
- Landmark building within the Eastern Gateway of Halifax



First Floor Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m

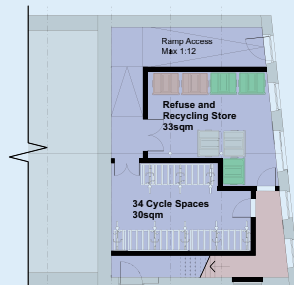


Ground Floor Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m



Lower Ground Floor Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m

21-018 - Greenwoods Mill, HX1 1QG		
ACCOMMODATION SCHEDULE		
Unit No.	GIFA Sqm	GIFA Sqft
Flat 01	66	710
Flat 02	53	570
Flat 03	53	570
Flat 04	53	570
Flat 05	56	603
Flat 06	70	753
Flat 07	80	861
Flat 08	53	570
Flat 09	53	570
Flat 10	53	570
Flat 11	76	818
Flat 12	69	742
Flat 13	41	441
Flat 14	53	570
Flat 15	53	570
Flat 16	53	570
Flat 17	53	570
Flat 18	78	839
Flat 19	69	742
Flat 20	41	441
Flat 21	53	570
Flat 22	53	570
Flat 23	53	570
Flat 24	53	570
Flat 25	78	839
Flat 26	72	775
Flat 27	61	656
Flat 28	60	646
Flat 29	55	592
Flat 30	56	603
Flat 31	80	861



Basement Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m

Location

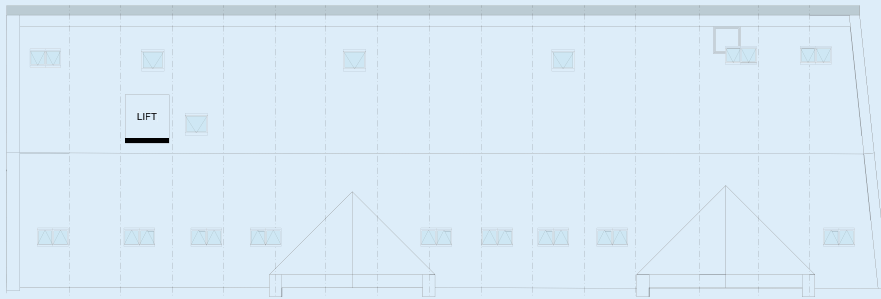
The property is located within the Eastern Gateway of Halifax Town Centre which has experienced significant investment over recent years with the upgrade and redevelopment of the Grade 1* Listed Piece Hall, Central Library and Square Chapel situated opposite Greenwoods Mill together with Halifax train station and Eureka Children's museum and the Halifax Industrial Museum close-by. The Eastern Gateway is the subject of further improvements which will see a section of the existing road network pedestrianised and redeveloped linking the Train Station to the Town Centre. Other nearby occupiers include Burger King, Marks and Spencer and the Woolshops Shopping Centre.

Description

The property briefly comprises a substantial former textile mill being of stone built construction under a newly installed dual-pitched blue slate covered roof. The majority of the accommodation is provided over 5 principal floors with additional small section of lower ground floor accessed from Dispensary Walk. The building effectively sits on its own footprint with pedestrian access at both ground and lower ground levels due to the sloing nature of the site. The building has been stripped out to provide a shell state awaiting redevelopment.

The property is not currently connected to mains services but these are available from Square Road.

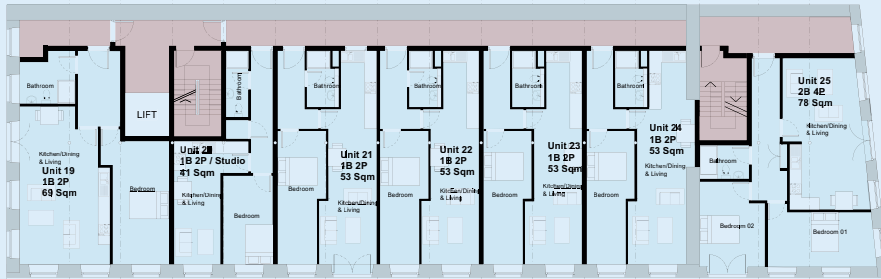




Roof Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m



Third Floor Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m



Second Floor Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m

Planning

A Planning Application is currently pending consideration under Application Ref: 21/00243/FUL for the Conversion of vacant building to form 31 residential units with a leisure/gym unit. Full details of the application are available for inspection via the Planning Portal on the Local Authority Website www.calderdale.gov.uk using the Planning Application Reference number. The intended scheme is shown on the plans provided.

Price

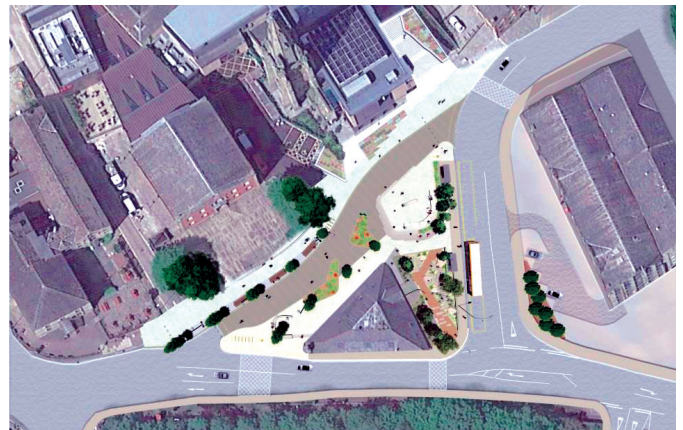
Offers in excess of £750,000

Accommodation

The total approximate gross internal floor areas are:

Greenwood's Mill

Total Approximate GIA:	29,214 sq ft	2,713.98m ²
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		



(CGI impression).



Terms

The Freehold Interest of the property is available For Sale with Full Vacant Possession.

VAT

The price quoted is exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any selling transaction.

Viewing

For further information or if you wish to arrange a viewing, please contact the sole selling agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Or

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 39746/May-21

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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