

## FOR SALE

**Carlton Works**  
**Savile Park Road**  
**Halifax**  
**HX1 2EN**

- Substantial Multi-Storey Mill Buildings
- With Private Courtyard & Car Parking
- Full PP for 35 Apartments
- 18,038 Sq Ft (1,675.79 Sq M)



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## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Front Mill	5,143	477.80
Rear Mill	12,895	1,197.99
<b>Total Approximate GIA</b>	<b>18,038</b>	<b>1,675.79</b>

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.

## Rateable Value

The property has a current Rateable Value of £18,995.

## EPC

The two buildings have been assessed with Energy Performance ratings of E(106) and E(111).

## Tenure

The Freehold Interest is being offered For Sale with the benefit of full Vacant Possession throughout.

## Guide Price

**Offers are sought of £550,000.**

## VAT

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

## Legal Fees

Each party will be responsible for their own legal fees incurred in any sale transaction.

## Viewing

For more information and viewing arrangements please contact the sole selling agents:

## Jack Spencer

Direct Line: 01422 430013

Email: [Jack.Spencer@walkersingleton.co.uk](mailto:Jack.Spencer@walkersingleton.co.uk)

Ref: 20564/Aug-21

## Location

The property is situated occupying a prominent position along Savile Park Road on the outskirts of Halifax Town Centre in an area of mixed residential and commercial use accessible from both the main A58 King Cross Road and A629 Huddersfield Road.

Junction 24 of the M62 Motorway is approximately 5 miles distant with Leeds City Centre and Manchester City Centre being approximately 15 and 25 miles distant respectively.

## Description

The property briefly comprises two original three-storey former mill buildings each exhibiting traditional character features being of stone construction under pitched roofs.

Externally the buildings are separated by an enclosed cobbled courtyard with further secure car parking provided in a gated yard area to the North West of the site.

We understand that all mains services are connected to the property. Please note none of these services have been tested and therefore interested parties are advised to satisfy themselves as to their condition and suitability for the intended use.

## Planning

The property benefits from Planning Permission under Application Ref: 20/00396/FUL for the refurbishment of the existing mill buildings and the addition of a two-storey extension to the roof to create 35 residential apartments. Full details of the application and decision notice including drawings are available for inspection via the Planning Portal on the Local Authority Website.



Property House, Lister Lane, Halifax, HX1 5AS

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