



For Sale

Freehold
Development
Opportunity

Showroom
Premises and
Land at Queens
Road, Halifax,
HX1 3XY



- Former car showroom premises totalling 34,701 sq ft on a site of 2.14 acres
- Prominent corner position fronting Queens Road and Parkinson Lane
- Potential development opportunity available with vacant possession
- Brownfield site
- Located close to Halifax town centre in an area allocated for primary employment use
- Planning Appraisal attached

For further information or an appointment to view please contact:

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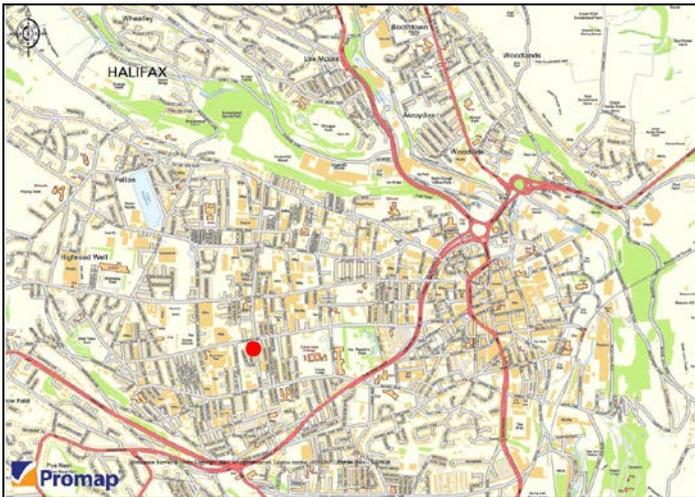
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Location

The property is located 2 miles south west of Halifax town centre in a predominantly residential area known as Park, lying to the north of the A58 Burnley Road. Halifax is located in the Metropolitan Borough of Calderdale in West Yorkshire which has an urban population of 82,056 people. Bradford lies 9 miles north east of Halifax and Huddersfield 8 miles to the south east.

The subject property occupies a prominent corner position fronting Queens Road and Parkinson Lane. Queens Road is a main thoroughfare to the west of the town and a busy route running north to south over a 1 mile stretch.



The original main dealership building is primarily of concrete frame construction with a flat roof comprising a main showroom area, site reception, workshops and amenities to ground floor with offices at first floor. The showroom has full length glazing along the elevations fronting Queens Road.

The second showroom building (shown below) is a single storey steel framed unit with dual pitched roof understood to have been developed after the main showroom building. The building is arranged as a showroom, rear workshop, amenities and first floor mezzanine storage area.



The third building, located along the northern boundary comprises a single storey brick built office building with a flat roof.

Description

The property itself comprises a site of 2.14 acres previously used as a car showroom and garage facility, with a substantial area of hard standing with 3 buildings of varying construction and age which are surrounded by security fencing. Access to the site is off Queens Road.



Area

A breakdown of the floor areas are as follows:

Floor	Gross Internal Area (approx.)	
	m ²	ft ²
Main Showroom	2,391	25,742
Second Showroom	656	7,066
Third Building	176	1,893
Total	3,223	34,701

Source: VOA

The total site extends to 0.87 ha (2.14 acres).

Planning

The site is identified within the Calderdale Unitary Development Plan as being located within a Primary Employment Area.

A planning appraisal has been prepared to assess the viability of alternative site uses for the site, which can be found attached to the particulars.

Tenure

The property is held freehold under title number WYK475541 and available with vacant possession.



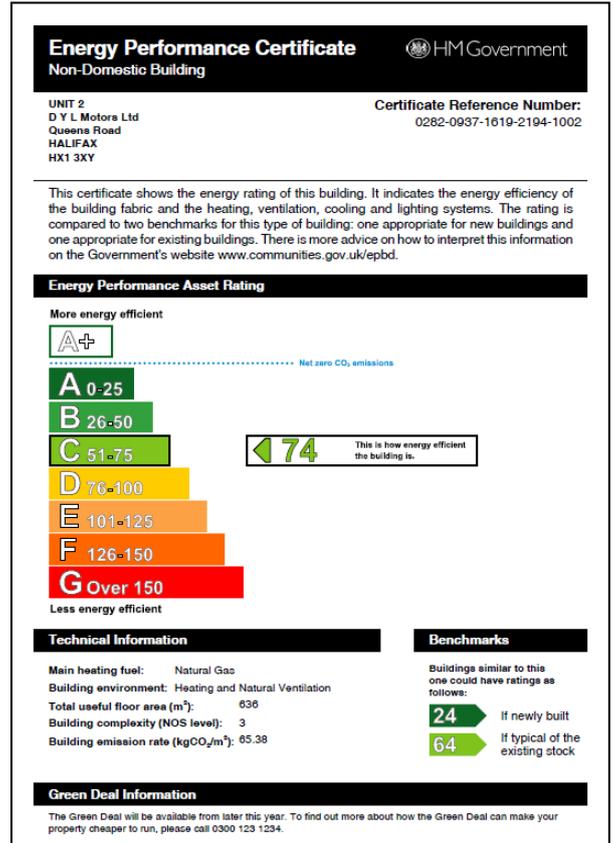
Rateable Value

The rateable value for the property is £76,500.

The current Uniform Business Rate with effect from April 2014 is 0.482 for a large business.



Energy Performance Certificate



The Energy Performance Certificate for unit 2 is displayed above. Unit 1 has an EPC rating of D and Unit 3 a rating of E.

VAT

The VAT status is to be confirmed.

Asking Price

We invite offers on both a conditional and unconditional basis, offers should be provided in writing with funding details.

Date: July 2014

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DYL Motorgroup, Halifax



Planning Appraisal

Purpose

This appraisal has been prepared to assess the viability of alternative site uses for the subject site – the former DYL Motorgroup car showroom and garage, Halifax. It has been prepared on the basis of a desktop review of the National Planning Policy Framework and existing and emerging local planning policy documents, as well as informal telephone discussions with the Local Planning Authority (Mark Dowson and Phil Ratcliffe, 11/02/2014).

It should be noted that this appraisal has been prepared without the benefit of detailed design discussions and without the input of other professional stakeholders such as the Local Planning Authority's Highways Department and the Environment Agency.

Existing Planning Policy / Allocation

National Planning Policy Framework (2012)

The National Planning Policy Framework is supportive of housing and employment growth in sustainable, brownfield locations. It also seeks to direct main town centre uses, including retail, leisure and office development, towards designated shopping centres.

Calderdale Unitary Development Plan (2006)

The site is identified within the Calderdale Unitary Development Plan as being located within a primary employment area. Policy E1 states that within these areas, development proposals for B1 (business), B2 (general industrial) and B8 (storage & distribution) uses will be permitted provided that it:

- Relates well in scale and character to the locality;
- Does not create any unacceptable environmental, amenity, safety, highway or other problems;
- Is accessible by good quality public transport as existing or with enhancement and offers pedestrian and cycle access; and

- Is consistent with other relevant UDP policies.

It further states that proposals for other employment uses, which can include retail or leisure uses, will be determined having regard to the above criteria and other UDP policies, including Policy S2.

Policy E5 presumes against the loss of employment land and buildings to other non-employment uses unless in exceptional circumstances. These include circumstances where it can be demonstrated that there is no demand for its continued use for employment purposes or where the site and/or building can no longer economically or physically support such uses.

Policy S2 states that proposals for new retail development in locations outside of town centres will be assessed on the basis of need, the availability of alternative town centre sites, highways and access impacts, as well as it being demonstrated that the proposal would not undermine the vitality and viability of any nearby town centre.

Policy GH2 of the Local Plan seeks to deliver 6750 additional dwellings within Calderdale between 1st April 2001 and 31st March 2016, equating to 450 additional dwellings per annum. It also sets a target of 85% of the additional dwellings to be delivered on previously developed land.

Emerging Planning Policy

As part of its replacement Local Plan, Calderdale Council has published a consultation version of its emerging Core Strategy (Autumn 2012).

Draft Policy CP1 of the emerging Core Strategy identifies Halifax as being the prime focus for housing, employment, shopping, leisure, education, health and cultural activities / facilities.

Draft Policy TPH1 states that in terms of the overall spatial distribution for new housing development, the re-use of brownfield land and buildings will be the first priority.

Also as part of its replacement Local Plan, the Council is intending to prepare a Land Allocations Document which will prescribe the number of houses to be delivered over the Plan period as well as set out detailed, site-specific policies. Given that work on

this document has yet to commence, the future planning policy context of the site is currently not known.

Potential Uses

Policy E5 of the current Local Plan presumes against the loss of employment land and buildings (see above). For the purposes of considering alternative potential uses, we have assumed, where applicable, that the loss of the site for employment purposes could be justified.

Housing

National and local planning policy promotes the development of housing in sustainable, brownfield locations. Assuming a comprehensive redevelopment of the site, it would likely be considered by the Council as a sustainable location for new housing development, with other residential properties within close proximity to the site.

Based on the current Local Plan, the Council has consistently exceeded its annual target of 450 homes per annum, indicating a strong level of demand for new housing in the Calderdale district. In particular, the Council's evidence base indicates that there is a lack of 2 and 4 bedroom properties across the district and in terms of affordable housing, a need for 1, 2 and 3 bedroom houses.

The Council has not yet adopted a future 15 year housing land supply as part of its replacement Local Plan; this is putting increased pressure on 'windfall' housing sites becoming available. A proposed residential use for the site would be considered in this context, providing support for such a proposal.

Employment

As the site falls within a primary employment area, Policy E1 of the Local Plan is supportive of employment uses being located on site. Given the close proximity of the site to existing residential properties, it is unlikely that intensive, general industrial (B2) uses would be considered acceptable on the site, without significant mitigation and an appropriate site layout.

Light industrial (B1c) and storage & distribution (B8) uses would be more likely to be able to demonstrate compatibility with the surrounding area and there is, perhaps some scope to re-use or reconfigure some of the existing buildings for these purposes. Notwithstanding this, any such proposal would have to be able to demonstrate acceptable highways and access arrangements, particularly in terms of the ability of the site and surrounding roads to accommodate HGV vehicles.

Retail

Policy S2 of the current Local Plan allows retail development outside of town centre locations, subject to a number of policy requirements being fulfilled (see above). Subject to these requirements being met, we consider that the site could accommodate a small-medium scale supermarket, a showroom / retail warehouse / cash & carry development or a large scale restaurant. All of these uses would benefit from the site's prominent frontage on to Queen's Road.

Notwithstanding the above, applicants would have to demonstrate that the site can be adequately serviced and that this would not give rise to unacceptable impacts on neighbouring residential properties in terms of highways and noise, as well as odour in the case of a restaurant development.

Design

The acceptability of any development proposal will ultimately be dependent on the detailed design of the scheme and its impact on the surrounding area. Key design issues include:

- Except in special circumstances, new housing development is expected to meet a minimum net density of at least 30 dwellings per hectare;
- The external appearance, scale, massing, size and materials of any new buildings should be sympathetic to their surroundings;
- The scheme should be accessible, within the capacity of existing infrastructure and not have a detrimental impact on highway safety – the design should give reduced priority to car movements and parking;

- Development should not have a material adverse effect upon the amenities of nearby properties, or upon the character or appearance of the surrounding area;
- On sites of 15 or more dwellings, 20% of new units to be provided will be sought as affordable housing, of which there should be a mixture of housing type and tenure;
- The housing typologies should be mixed and tailored to reflect local demand;
- Reducing the risk of flooding through design;
- Relevant Code for Sustainable Homes, Lifetime Homes and or BREEAM standards should be adhered to;
- Suitable on-site open space provision for residential development.

Financial Contributions

The Council is currently preparing a Community Infrastructure Levy which will impose new charges on development in order to fund shortfalls in infrastructure provision. Until CIL is adopted, however, the Council will continue to seek, subject to viability assessments, developer contributions through S106 agreements. These may include:

- Affordable housing and/ or specialist housing to meet specific needs;
- Transport Infrastructure improvements including public and community transport schemes and revenue support; transport infrastructure schemes; car parking; cycling and pedestrian improvements; travel plans and behavioural change measures;
- Education provision and facilities;
- Health Care provision;
- Emergency services;
- Renewable Energy, Community energy schemes and 'allowable solutions';
- Community buildings, open space, leisure and play facilities, allotments and burial facilities;
- Drainage and flood prevention measures;
- Water and Sewerage utilities;
- Environmental/ public realm improvements;

- Green Infrastructure networks;
- Biodiversity and habitat compensation measures; and
- Refuse collection receptacles and vehicles.

Further Information

This planning appraisal provides a very high-level review of the planning context for the subject site, to inform prospective purchases of potential (re)development options.