

HALIFAX

CRIPPLEGATE, HX1 1SP

FOR SALE

**6.32 Acre
Development Opportunity**

- Offers Invited by
12 noon on 4th July 2025





SUMMARY

- Freehold Commercial and Residential Opportunity of interest to developers, investors and owner occupiers
- The site extends to approximately **6.32 acres (2.56 ha)**
- Attractive central Halifax location close to Halifax Minster and Piece Hall
- Excellent transport links, Halifax train station and Bus Station are within 500m providing direct access to Leeds & Manchester
- Planned Highway works to surrounding roads will improve connectivity to the wider road network

Freehold Commercial and Residential Opportunity of interest to developers, investors and owner occupiers

CRIPPLEGATE HALIFAX

SUMMARY

LOCATION

DESCRIPTION

PLANNING

FURTHER INFORMATION

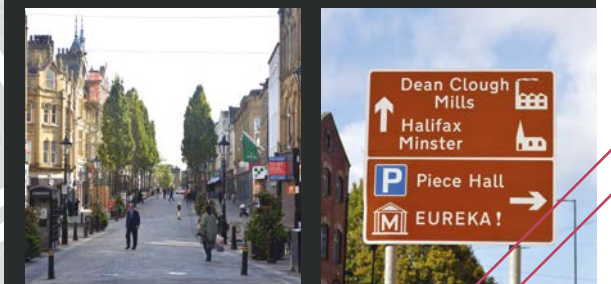
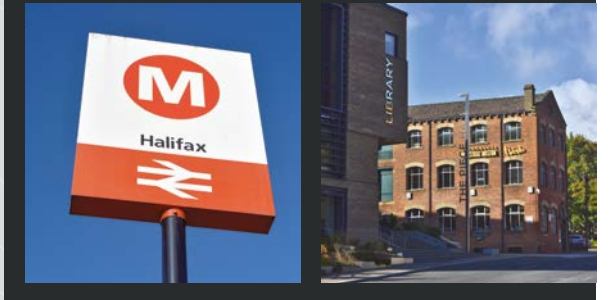
LOCATION

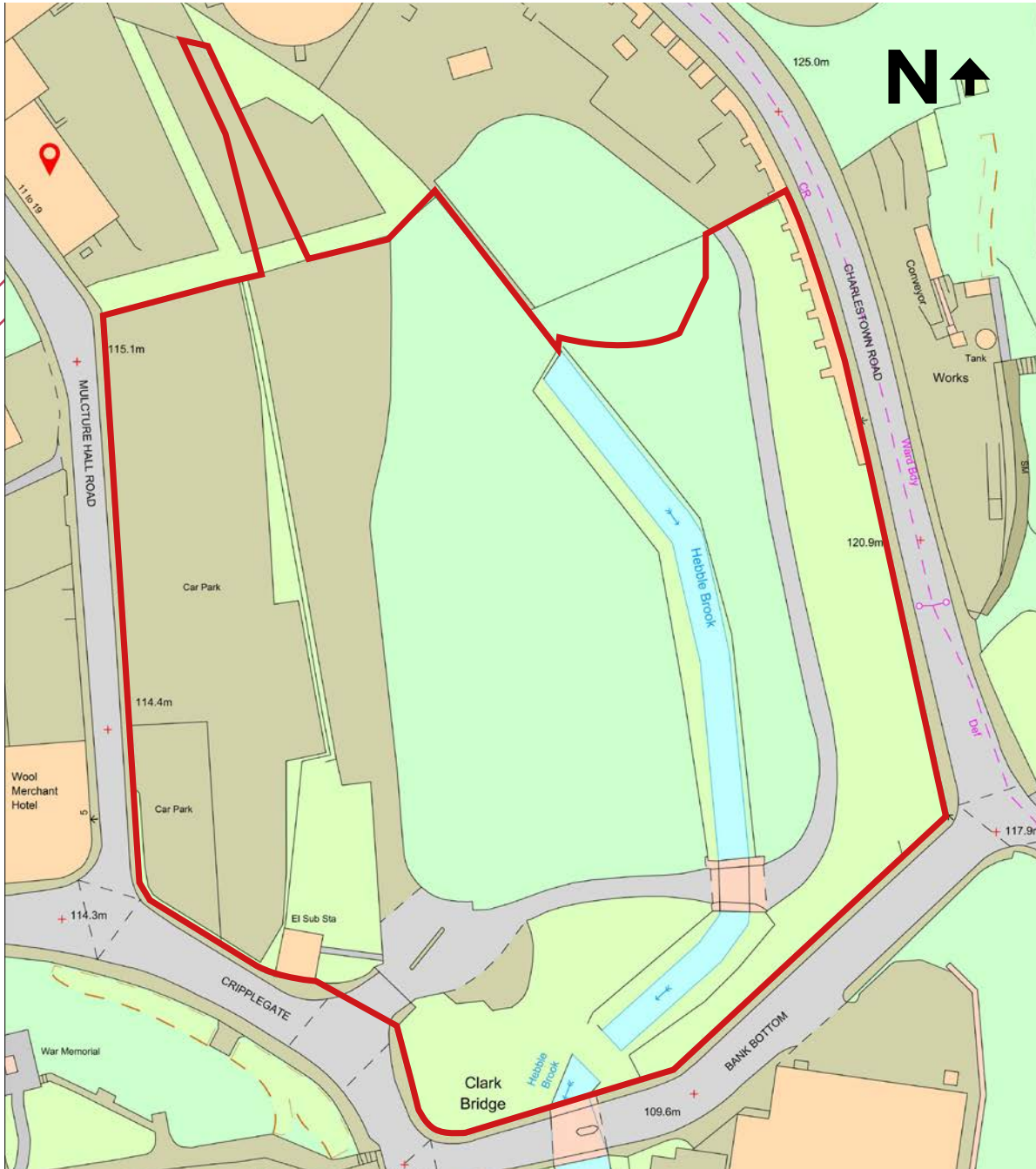
The property is located in Halifax, West Yorkshire and within the Borough of Calderdale. Halifax is approximately 17 miles south west of Leeds, 20 miles north west of Wakefield and 33 miles north east of Manchester. The site is located on the eastern edge of Halifax town centre close to the A58 which is a primary road providing access and egress to the town centre.

The site is bounded by Mulcture Hall Road and Cripplegate to the west, Bank Bottom to the south and Charleston Road to the east, there are commercial buildings to the north of the site, with Halifax Minster to the south. Halifax Piece Hall and town centre are within easy walking distance of the property providing a range of retail, commercial and leisure operations. Junction 24 of the M62 is approximately 8km (5 miles) from the subject property and Halifax Bus Station is located on Wade Street approximately 5 minutes' walk away and provides regular services throughout the local area.

Halifax Rail Station is located approximately 500 metres to the south west and provides a direct Transpennine service to Manchester in 45 minutes and direct to Leeds in 35 minutes. There is a regular Grand Central train service which runs direct from Halifax to London Kings Cross , duration circa 2hr 55 minutes.

Halifax is approximately 17 miles south west of Leeds, 20 miles north west of Wakefield and 33 miles north east of Manchester





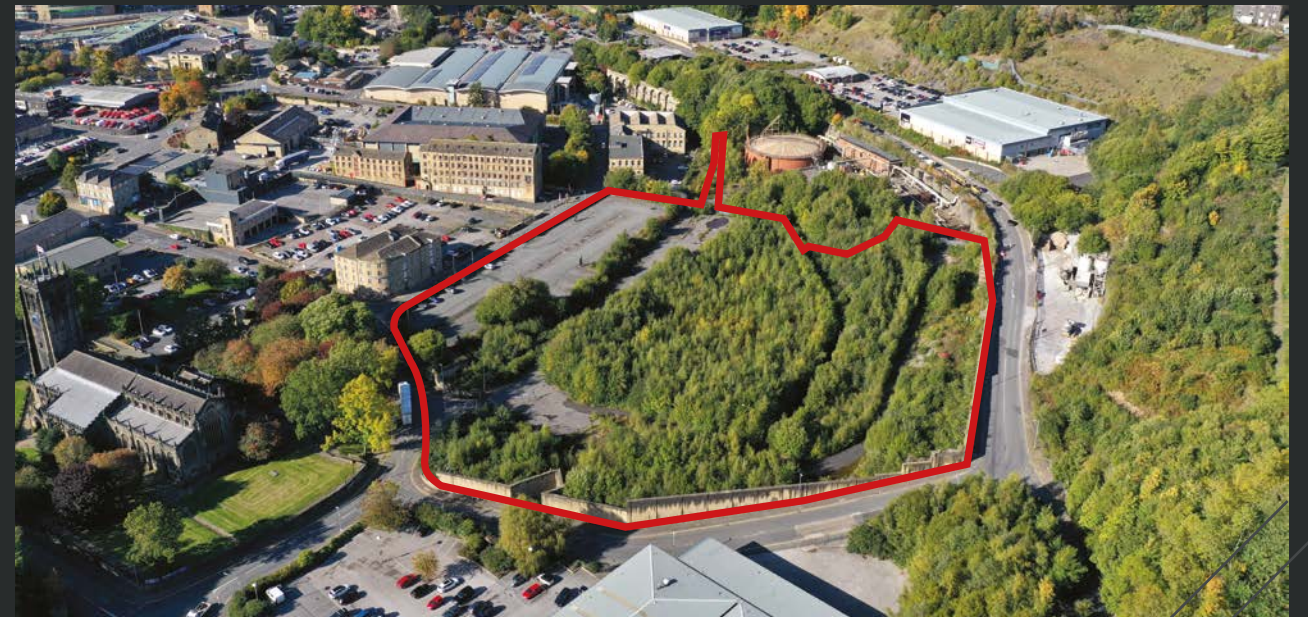
DESCRIPTION

The property is broadly rectangular in shape and extends to approximately 2.56 hectares (6.32 acres). The site is a former gasworks site where other associated uses also resided. In terms of topography the Hebble Brook runs through the site from north to south, partly underground and partly through an open culvert. The land is generally flat, however it does rise towards the eastern aspect of the property.

It is proposed that the roads to the south of the property will be improved as part of the Halifax Town Centre Improvement Scheme, including :-

- Road widening of Bank bottom
- New traffic signal junction to replace priority junction at Bank Bottom and Cripplegate
- New priority junction to replace mini roundabout on Berry Lane and Church Street

As part of this, some of the Property will be acquired by Calderdale Council, further details can be found here : calderdalenextchapter.co.uk/projects/a629-halifax-town-centre



PLANNING

The site is allocated for mixed use development under the Calderdale local plan. The local plan was adopted in March 2023.

The site remains allocated for mixed use development within the Local Plan under Policy SD6 (site reference L1170) with E(g)(iii) and C3 uses considered to be appropriate. No other principle uses will be acceptable on the site. Ancillary uses would be acceptable providing that they are compatible with other proposed uses on site. For example, some community or retail uses that would help bring vitality and active uses to this regenerated area of the town centre.

Development will be expected to incorporate a high standard of design and make a positive contribution to the area - in particular the adjacent Minster Church and Conservation Area. Development should maximise opportunities for people to visit the town centre on foot, by cycle or by public transport, and opportunities for renewable energy also need to be explored.



TITLE

The site edged red on the Ordnance Survey plan is being offered for sale freehold. The Property is held under title numbers WYK694068 by Birch Sites Ltd and WYK160910 by Calderdale Council

There are various rights and covenants that relate to the Property, including leases and licenses as well as easements relating to above and below ground service media. Further details on these are set out in the Title Documents and Title Summary Report.

SERVICES

Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory body.

BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.

FURTHER INFORMATION

Further information on the property is available in the data room cripplegate-halifax.co.uk including:

- Title Information
- Redacted Environmental Reports and Factual Land Condition Summary Statement
- Draft Heads of Terms (including non negotiable environmental provisions)
- Development Brief & Feasibility Study
- Disposal Plans
- Services Information
- Topographical Survey

VAT

We understand the property is elected for VAT and that VAT may be applicable.

ANTI-MONEY LAUNDERING

BNP Paribas Real Estate (BNPPRE) must comply with Anti Money Laundering Regulations.

As part of this requirement, BNPPRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

METHOD OF SALE

Offers are invited for the freehold interest on a subject to planning and an unconditional basis. Offers must be submitted via email format to Iain Cairns and Alex Willis.

Offers are to be received no later than 12 noon on 4th July 2025. Prospective purchasers are to complete a bid pro-forma (available on request) when submitting offers, including the following information.

- The purchasing entity
- Solicitor details
- Full evidence of financial ability to complete the purchase
- Details of any and all conditions attached to the offer and timescale to discharge them
- Confirm that you have read and taken into account the contents of the information pack
- Include sales revenue overage, sell on overage and planning clawback proposals within your offer
- Proposed payment structure
- Confirmation that the vendor's non-negotiable environmental provisions are accepted.

Where an offer is made by an agent, it must be supported by a letter from their principal outlining and confirming the basis of the offer made.

The vendor does not undertake to accept the highest nor any offer.

CONTACT

For more information or access to the data room, please contact the sole agent:

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