

# FOR SALE

**Melbourne Works**  
**Melbourne Street**  
**Hebden Bridge**  
**HX7 6AS**

- Substantial Town Centre Four Storey Mill
- Formerly with Planning for Conversion to 24 Apartments and Two New Build Semi-Detached Houses with Onsite Car Parking
- Total GIA: 1,710.2 Sq M (18,409 Sq Ft)



# FOR SALE

Melbourne Works

Melbourne Street, Hebden Bridge, HX7 6AS

- Substantial Town Centre Four Storey Mill
- Formerly with Planning for Conversion to 24 Apartments and Two New Build Semi-Detached Houses with Onsite Car Parking
- Total GIA: 1,710.2 Sq Mtrs (18,409 Sq Ft)

## Guide Price

**Offers are Sought in the Excess of  
£500,000 for the Freehold Interest**

## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	3,969	368
First Floor	5,086	472.5
Second Floor	5,204	483.5
Third Floor	3,898	386.2
<b>Total Approximate GIA</b>	<b>18,409</b>	<b>1,710.2</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.		

Under the approved scheme the property supported the following intended layout:

- 1 - bed (462 to 527 sq. ft) 12 No.
- 2 - bed (570 to 700 sq. ft) 12 No.
- 3 - bed (880 to 1,033 sq. ft) 2 No.

## Planning

The property formerly benefitted from Planning Permission under Application Ref: 09/01609/FUL for the conversion of existing mill to 24 apartments, demolition of 3 brick-built garages, construction of 2 semi-detached 3 bed houses over car park area. Full details of the application and decision notice including drawings are available for inspection via the Planning Portal on the Local Authority Website [www.calderdale.gov.uk](http://www.calderdale.gov.uk) using the Planning Application Reference number.

## VAT

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

## Legal Fees

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

## Viewing

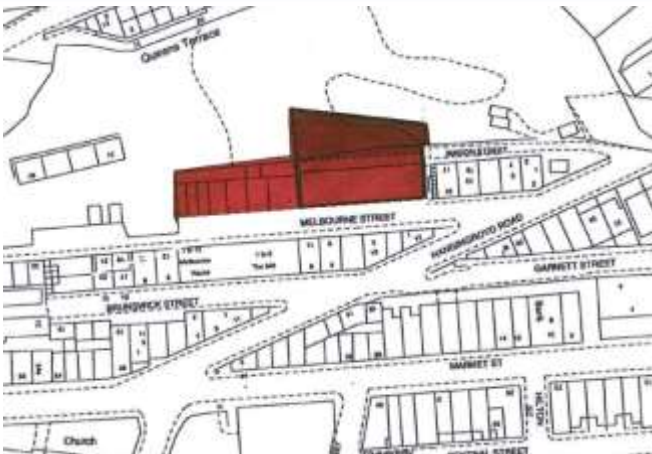
For more information or to book a viewing please contact;

### Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@walkersingleton.co.uk](mailto:Ryan.Barker@walkersingleton.co.uk)

Ref: 37354/Apr-18



## Location

The property is situated along Melbourne Street occupying an elevated position overlooking the Town Centre of Hebden Bridge accessed from the main A646 trunk road at Market Street. Hebden Bridge is an extremely popular Tourist Destination and Market Town situated within the Calder Valley in the Metropolitan Borough of Calderdale and the County of West Yorkshire. The Administrative centre of Calderdale is Halifax approximately 7 miles to the East with Manchester City Centre approximately 20 miles to the South West and Leeds City Centre approximately 19 miles to the East. The Town is situated along the Calder Vale Railway line (Leeds to Manchester).

## Description

The property comprises an imposing four storey traditional stone built former textile mill exhibiting traditional mill features with internal staircase serving all floors on the interior eastern gable elevation and having principle access directly off Melbourne Street at ground floor level. Adjacent the property is an area of land with a number of derelict garages/workshops to the western side of the mill where it is proposed that car parking and further development can be created. In addition is an area of steep wooded banking to the North which is partially within the site curtilage.

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

## Tenure

The Freehold interest in the property is offered with full vacant possession throughout.



Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.