

Property Search Support from Kirklees Council Inward Investment Te

Land and property search support has been ongoing since 6th October 2020

Property No.	Property/Development	Size	Location
1	AAA PARK (Moor Park 25)	Built to spec	Mirfield
2	Former Mamas & Papas	132,487 sq ft	Colne Bridge
3	Super B & Unit 3 Interchange 26	230,000 sq ft & 105,000 sq ft	Cleckheaton
4	Greenside Mills	Multiple	Skelmanthorpe
5	Green Belt site	Built to spec	Grange Moor
6	Mixed use allocation MXS7	35 hectares	Chidswell
7	Local Plan allocation: ES9. Former Cooper Bridge waste water treatment works, Huddersfield	8 hectares	Huddersfield
8	Lindley Moor East		Huddersfield
9	Former Green & Brown Unit, Jubilee Way, Grange Moor	37,000 sq ft	Grange Moor

Priority Employment Areas - 9		
10 various vacant plots	Various	All Kirklees

Comments

PCS were interested in AAA Park. Locationally site just fell within catchment area. The Inward Investment team made approach to Caddicks who were bringing the site forward. Meeting was arranged and took place between all parties to discuss PCS requirements and determine if these could be accommodated. Any deal would have been on a turnkey arrangement, therefore freehold was initially considered to be available. Initial discussions were positive. However, Caddick came back to confirm a start was about to be made on site and a decision had been taken not to pursue PCS interest. Site was later confirmed to be sold to AAA Developments and scheme as approved by planning was to go ahead. No units suitable for PCS within the approved scheme and long-term leasehold options were only to be made available.

Property was of interest to PCS. Viewing took place, however unit layout with multiple loading bays did not align with PCS requirements. Building also had insufficient parking and Network Rails TRU scheme would also be impacting on the site, which created additional concerns. Property later sold to Green & Brown and became unavailable.

Building specifically designed as a logistics hub with numerous loading bays. Due to the buildings design, PCS are unable to implement their desired layout. The space available at Super B also exceeded the amount required, whereas Unit 3 of Interchange 26 was too small. Location presented a problem for staff retention, so not suitable geographically.

Whole site placed on the market with planning approved for demolition of mill building and industrial units to make way for residential scheme (App: 2018/91787). Opportunity brought before PCS who considered option but the price was prohibitive due to the residential value placed on the site.

Greenfield site located within the green belt at Grange Moor. Negotiations with land owner to purchase the site were started, but multiple constraints identified with regards to playing pitches, allotments in addition to the green belt and greenfield status of the site.

Strategic mixed use allocation with provision for 35 hectares of employment land. Land owner is the Church Commissioners who are currently going through the planning process. Location is not ideal in relation to workforce draw and timelines for scheme unknown and not likely to align with PCS'. Currently without development partners so no undersanding of timeframe for industrial development and on what basis the scheme will be brought forward, e.g. speculatively, a key number of pre-lets secured, opportunity to purchase plots or to be brought forward on a leasehold basis only.

Allocated site in the Local Plan for employment. Site is unavailable as land owner intends to bring forward industrial development on the site for their own expansion purposes.

Planning submitted and pending determination. Having spoken with land owners agent, the largest unit is for 50,000 sq ft and the premises are to be made available on a leasehold basis only. Site therefore unsuitable. Following the purchase of the Mamas & Papas unit in Colne Bridge, Green & Brown were to vacate their unit at Jubilee Way directly opposite PCS. Initial enquiry made to see if property would be sold, but the leasehold was only to be made available. The unit was also on the small side and would have meant PCS operating from 3 separate units which would have impacted on their ability to implement more efficient processes and realise their growth objectives. Unit was eventually retained by Green & Brown and used for one of their subsidiary businesses.

There are a total of 79 vacant plots identified within the districts Priority Employment Areas (PEAs). These sites contribute 48 hectares towards the Local Plans employment land supply. An appraisal of these sites has been undertaken to identify suitable opportunities for PCS. Due to the scale of growth, a footprint of 80,000 sq ft will be required. In view of this any potential development plots within the PEAs would need to be at least 3.7 acres (1.5ha). Based on this requirement there are only 9 sites with an area large enough. These sites have been appraised to determine suitability to accommodate an 80,000 sq ft unit footprint, including service yard, parking and landscaping. Of these 9, 7 are deemed unsuitable as their developable area is much smaller than the 3.7 acres needed. Features such as steep slopes or very narrow strips of land have been netted off to create a more realistic development footprint. Subsequently a unit footprint of 80,000 sq ft cannot be achieved.

Although the 3 remaining sites could theoretically accommodate a unit of the scale required it is known these sites are not available. These being land within Syngenta, Huddersfield, Mars Petcare, Birstall and Gas Works Street, Huddersfield.

Due to the hazardous nature of operations at Syngenta and the high security access, independent development within their ownership is not possible at this time. The land within Mars Petcare is actually a woodland walk to support their staff welfare and therefore not available. Finally, the land at Gas Works Street is currently being used for match day parking at Huddersfield Town, but also forms an integral part of the Station to Stadium Enterprise Corridor. Site is currently not being made available at market.