INVEST IN KIRKLEES

INVESTOR, DEVELOPER AND OCCUPIER OPPORTUNITIES IN HUDDERSFIELD AND DEWSBURY

KIRKLEES WITHIN THE LEEDS CITY REGION

LEEDS CITY REGION ENTERPRISE PARTNERSHIP

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WEAVING A FRESH FUTURE

Huddersfield: towns and valleys weave together vibrant, dynamic communities with breathtaking Yorkshire landscape. As the Kirklees area we're a place that's benefitting from turning a proud industrial heritage into innovation and entrepreneurship; we don't just make things we design, craft and create. From advanced textiles to turbo technologies we supply everyone from the Ministry of Defence and aerospace sector to the Motorsport industry.

We sit at the heart of Leeds, Manchester and Sheffield; we sit at the centre of opportunity.

We're proud of these wider relationships and the road, rail and air connectivity that brings them, us and the world together, the 300k skilled graduates on our doorstep and the creative potential our northern towns can fulfil especially when Channel 4 locates in Leeds.

We are value and variety, quality of life and liveability. We are Yorkshireness in our landscapes and lives. From the poetic views of the Peak District National Park to the valleys and villages that define our rural areas. We have traditional values with a very modern outlook. From football to university we're premier league.

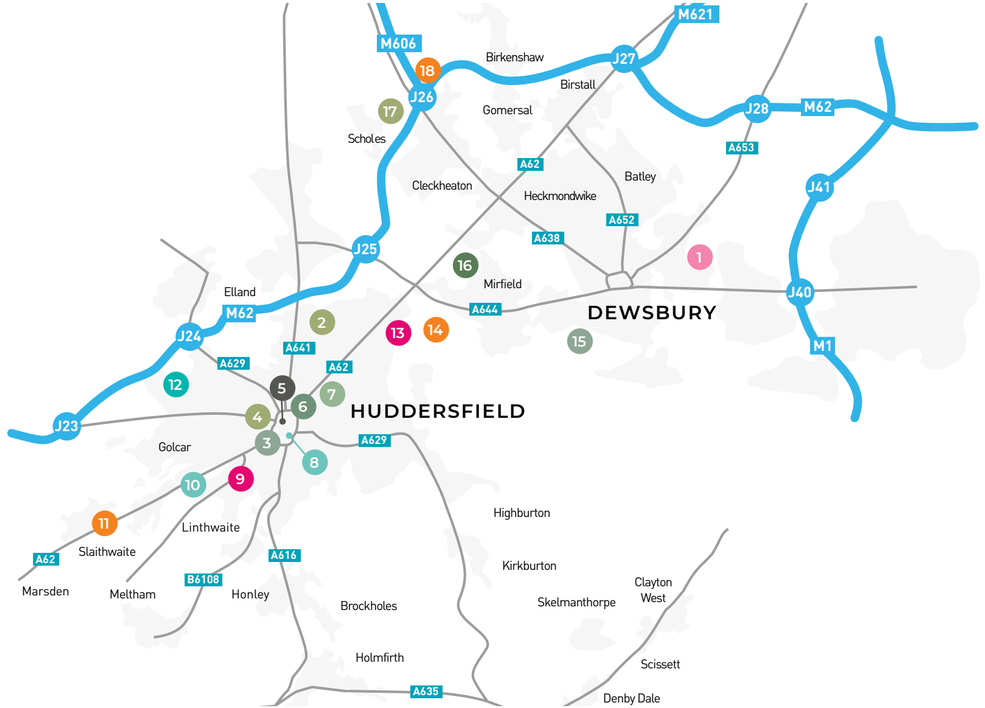
WE'RE BIG ON FEATURES

- Annual economy £7 billion, population 437k, a market of 7 million within an hour's drive
- 2 hours from London by rail, 90 minutes to mainland Europe from Manchester and Leeds Bradford airports
- £70m investment in digital infrastructure, Huddersfield will become the first Gigabit town
- Precision engineering and manufacturing a quarter of economy, £1.5 billion GVA and 25,000 employees
- Innovative companies such as Cummins Turbo Technologies, David Brown Santasalo, Reliance Precision and SKA Textiles are leaders in their fields
- Multi-city region, great value and variety residential and commercial property
- £150m investment in the transport network
- £45m investment in town centres
- 10,000 new homes by 2023
- £18m investment in the Huddersfield Heat Network, distributing heat and electricity from energy generation to town centre premises

OPPORTUNITIES

- The Kirklees Economic Strategy 2019-2025 is our vision for an inclusive and productive economy
- Flagship development sites support ambitious housing, employment and community growth aspirations

KIRKLEES MAJOR DEVELOPMENT SITES



SUMMARY OF OPPORTUNITIES

	NAME	LOCATION	OPPORTUNITY	TYPE	TOTAL AREA	AGENT	DEVELOPER	ARCHITECT
1	Chidswell	Dewsbury	Investment	Mixed Use	86.5 acres	Deloitte Real Estate	The Church Commissioners for England	
2	Bradley Park	Huddersfield	Development partner / investment	Housing, leisure & school	169 acres	Kirklees Council	Kirklees Council	
3	Greater Waterfront Quarter	Huddersfield	Investment	Mixed use	103,000sqm	SKA Developments	SKA Developments	
4	Trinity West	Huddersfield	Occupier	Mixed use	6.1 acres	Dove Haigh Phillips and Fox Lloyd Jones	Trinity One LLP	Enjoy Design
5	St George's Quarter	Huddersfield	Occupier	Offices / Mixed use	160,000 sq ft	Hanson Chartered Surveyors and Colliers International	HD1 Developments Limited	Architectural Emporium
6	Crown House	Huddersfield	Investment	Housing	58,929 sq ft	Eddisons and Hanson Chartered Surveyors		
7	The HD One	Huddersfield	Occupier	Leisure & retail	250,000 sq ft on 20 acres	Hanson Chartered Surveyors and Colliers International	KSDL / CDP	The Harris Partnership
8	Kingsgate Leisure	Huddersfield	Occupier	Leisure & retail	76,500 sq ft	Pudney Shutteworth, Barker Proudlove and Rees Denton	WD Kingsgate Ltd	Covell Mathews Architects
9	St Luke's	Huddersfield	Investment & occupier	Mixed use	23 acres	JLL	Henry Boot Developments Ltd	Jefferson Sheard Architects
10	Black Cat	Huddersfield	Investment	Housing	72 acres	Gerald Eve LLP		Planit-IE
11	Globe	Slaithwaite	Occupier	Mixed Use	84,000 sq ft	Metcalfe Commercial, Walker Singleton and Knight Frank	Hartley Property Trust	Halliday Clark Architects
12	Lindley Moor East	Huddersfield	Investment	Industry & warehousing	15.6 acres	Michael Steel & Co.		
13	Bridge Business Park	Huddersfield	Occupier	Industrial	37,500 sq ft	Walker Singleton and Hanson Chartered Surveyors	Frank Marshall Estates	Kilmartin Plowman and Partners
14	Colne Bridge Road	Huddersfield	Investment	Industrial	2.48 acres	Walker Singleton and Hanson Chartered Surveyors		Kilmartin Plowman and Partners
15	Dewsbury Riverside	Dewsbury	Investment	Housing, local centre & school	395 acres		Miller Homes and Kirklees Council	
16	Moor Park 25	Mirfield	Occupier	Industry and warehousing	15 acres	GVA and Dove Haigh Phillips	Caddick Developments Ltd	Kilmartin Plowman & Partners
17	Whitechapel Road	Cleckheaton	Investment	Employment (B use class)	58 acres	Dove Haigh Phillips		Martin Walsh Architectural
18	Bierley (J26, M62)	Cleckheaton	Investment	Industry & warehousing	32 acres	Dove Haigh Phillips		Kilmartin Plowman & Partners

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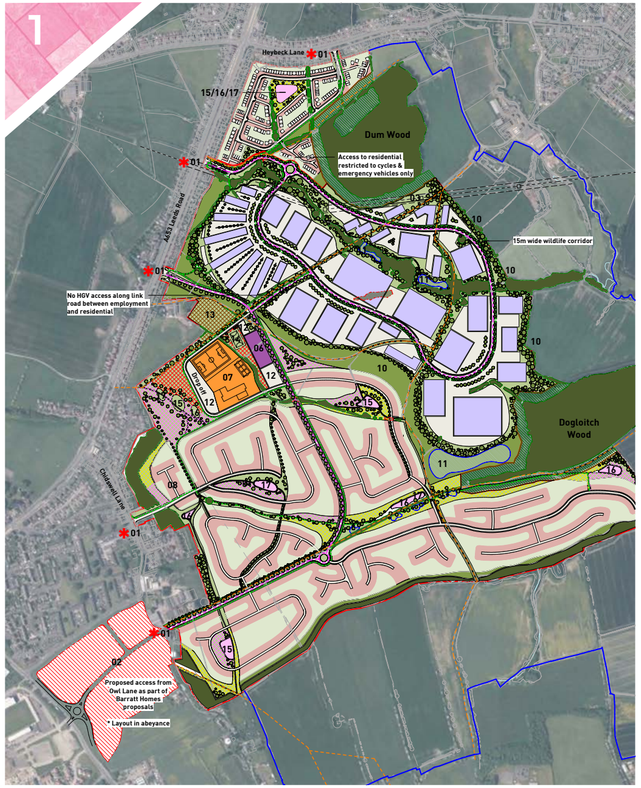

CHIDSWELL

Location:	Leeds Road, Shawcross/Woodkirk, DEWSBURY
Presented by:	Deloitte Real Estate
Developer:	The Church Commissioners for England
Opportunity:	Investment
Type:	Mixed use
Total area:	86.5 acres

Of strategic significance to the Leeds City Region, Chidswell is allocated for mixed use in the emerging Local Plan for housing and employment development, comprising B (business, industry and distribution) Use Class operations. Detailed master planning has been undertaken illustrating the development of a new community for 1,535 homes including a school and local centre and 122,500 sqm (1,318,500 sq ft) of employment floorspace set across 35 hectares of Greenfield land. The site benefits from excellent transport links to major highways, strategically located in the heart of the UK between the M1 and M62 Motorways.

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BRADLEY PARK

Location:	Land north of Bradley Road, HUDDERSFIELD, HD2 1PZ
Presented by:	Kirklees Council
Developer:	Kirklees Council
Opportunity:	Development partner / Investment
Type:	Housing, leisure and school
Total area:	169 acres

The Council's vision for the Bradley Park site is to create a high quality, sustainable new community in the north of Huddersfield. Illustrative masterplanning work undertaken to date has established a set of key principles to deliver this.

Our vision for the Bradley site is for a community served by high quality green infrastructure across the development, alongside a new local centre, primary school and sports and leisure hub. We want Bradley Park to set the standard for development across the district, by demonstrating that the Council's land assets can deliver quality housing for everyone.

The Council has started the process of market engagement and is currently developing its procurement strategy for the Bradley Park site. During 2019, the Council will start the process of securing a master developer partner with whom it can build a long term relationship to deliver its vision.

GREATER WATERFRONT QUARTER

Location: St. Thomas' Road, HUDDERSFIELD, HD1 3LJ
Presented by: SKA Developments
Developer: SKA Developments
Opportunity: Investment
Type: Mixed use
Total area: 103,000 sqm Gross Floor Area

SKA Developments has initiated exciting plans to transform the Greater Waterfront Quarter, in what will be one of the most significant regeneration schemes in Kirklees in a generation. The brownfield site is set to be transformed into a waterfront community, incorporating mixed use developments, including residential, student accommodation, retail and business.

The site sits just ten minutes walk from the urban centre of Huddersfield and is situated at the heart of the Northern Powerhouse, with rail connections to Leeds (20 minutes) and Manchester (30 minutes).

With a highly respected University, a town centre in the midst of regeneration and impressive road, rail and air connectivity, the Greater Waterfront Quarter is set to reimagine the former industrial zone around the canal and River Colne.

The developer has undertaken extensive projects within Huddersfield, including at the former Cooperative building at New Street which is undergoing a multi-million pound transformation.

TRINITY WEST

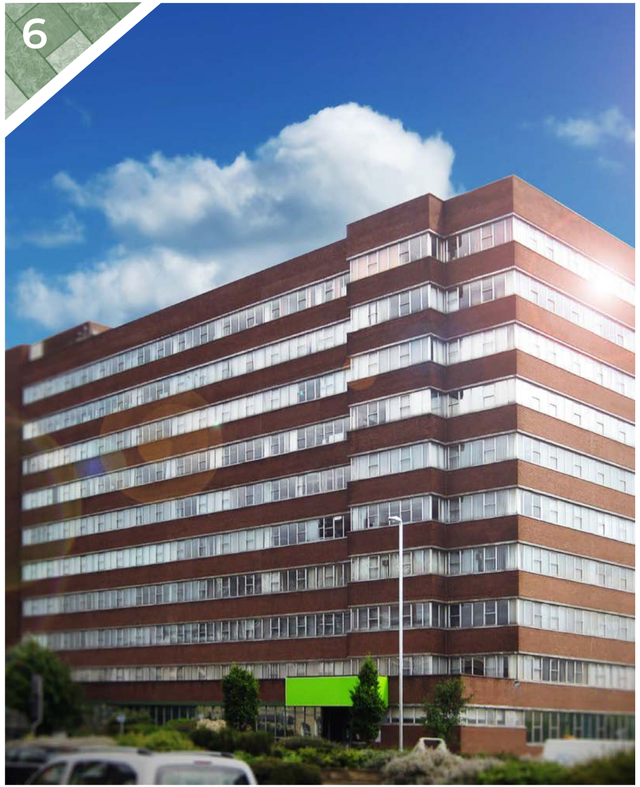
Location: New North Road / Portland Street / Trinity Street, HUDDERSFIELD, HD1 5NN
Presented by: Dove Haigh Phillips and Fox Lloyd Jones
Developer: Trinity One LLP
Architect: Enjoy Design
Opportunity: Occupier
Type: Mixed use
Total area: 6.1 acres

Occupying a gateway to Huddersfield town centre, Trinity West will be a major mixed use development, comprising retail, office, and residential floorspace. The site, including the Grade II* former Huddersfield Infirmary building, operated as a technical college from the 1960s until 2013. Planning permission had already been granted for a supermarket on part when Leeds-based Trinity One LLP acquired the site in 2017. The developer has recently submitted new plans to create 288,417 sq ft of new space including 229 apartments and 76,000 sq ft of retail and office space, through conversion of historic buildings and re-development.

ST GEORGE'S QUARTER

Location: New North Parade, HUDDERSFIELD, HD1 5JP
Presented by: Hanson Chartered Surveyors and Colliers International
Developer: HD1 Developments Ltd
Architect: Architectural Emporium
Opportunity: Occupier
Type: Offices / Mixed use
Total area: 160,000 sq ft (net)

Commanding one of the best locations in Huddersfield, within the Conservation Area and beside the impressive rail station, this landmark Grade II Listed former London and North Western Railway Goods Warehouse (1885) is to be sympathetically converted to provide 160,000 sq ft of commercial space to let over 5 floors. There is consent for Grade A offices with on-site parking, and potential to include other business-related activities subject to further planning permission. Floor plates of up to 37,000 sq ft offer generous and flexible space to meet today's business needs. Enveloping works, including window refurbishment and re-glazing and a £1.4 million re-roofing scheme, have recently been completed, and units of 2,000 sq ft upwards will be available to rent from 2020.



CROWN HOUSE

Location: Southgate, HUDDERSFIELD, HD1 6QN
Presented by: Eddisons and Hanson Chartered Surveyors
Opportunity: Investment
Type: Housing
Total area: 58,929 sq ft

Occupying a prominent location fronting the ring road, close to Huddersfield town centre, bus and train stations this 1970s ten storey office block is one of the highest buildings in Huddersfield with excellent views over the surrounding area. The vacant property lends itself to a variety of uses including residential, student housing or hotel, subject to planning permission. Prior approval for permitted development has been issued for change of use to 113 apartments and planning permission granted for a further 17 units, with car and cycle parking on the lower ground floor.

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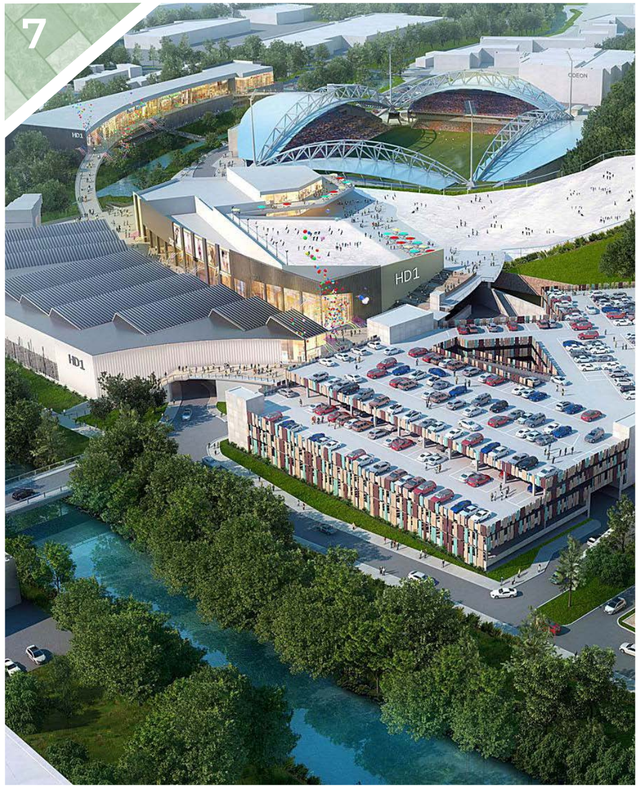

THE HD ONE

Location: Stadium Way, HUDDERSFIELD, HD1 6PG
Presented by: Hanson Chartered Surveyors and Colliers International
Developer: KSDL / CDP
Architect: The Harris Partnership
Opportunity: Occupier
Type: Leisure and retail
Total area: 250,000 sq ft on 20 acres

The HD One is one of the most significant new leisure developments in the UK. The award-winning John Smith's Stadium is already well established as a leisure destination, with a multi-screen cinema, restaurants, and fitness suite alongside. Home to Premier League football club Huddersfield Town and the Huddersfield Giants Rugby League Club, the stadium hosts sports and international events year-round. Outline planning permission has been secured to develop the adjoining 20 acre site, creating a £70 million+ leisure, entertainment and sporting destination, including a snow sports centre, ten-pin bowling and restaurants. With a start date in 2019, the first phase will see a full service 4 star hotel open in 2020.

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KINGSGATE LEISURE

Location: King Street / Cross Church Street, HUDDERSFIELD, HD1 2QB
Presented by: Pudney Shuttleworth, Barker Proudlove and Rees Denton
Developer: WD Kingsgate Ltd
Architect: Covell Matthews Architects
Opportunity: Occupier
Type: Leisure and retail
Total area: 76,500 sq ft

A £10 million investment in Huddersfield town centre to extend Kingsgate Shopping Centre and create a leisure destination encompassing an 8-screen cinema, bars and restaurants. Planning permission and Listed Building Consent have been granted for the scheme, which will add to Kingsgate's annual footfall of 8.5 million, generating around 300 jobs. To complement the existing mall a sweeping entrance will link the scheme to the night-time quarter of Huddersfield and enhance the variety and vibrancy of the town. Opens late 2020.

ST LUKE'S

Location: Blackmoorfoot Road, Crosland Moor, HUDDERSFIELD, HD4 5RQ
Presented by: JLL
Developer: Henry Boot Developments Ltd
Architect: Jefferson Sheard Architects
Opportunity: Investment and occupier
Type: Mixed use
Total area: 23 acres

A proposed mixed use development on a former hospital site in Crosland Moor to the south west of Huddersfield. Outline planning permission has been granted for up to 200 dwellings, retail units, potential neighbourhood uses, restaurant/public house, and petrol filling station. The St Luke's Retail Centre is now being marketed. With around 17,500 sq ft of retail space, the units can be sub-divided or combined to suit individual occupier requirements.

BLACK CAT

Location: Land off Blackmoorfoot Road and Felks Street, Crosland Moor, HUDDERSFIELD, HD4 7AD
Presented by: Gerald Eve LLP
Architect: Planit-IE
Opportunity: Investment
Type: Housing
Total area: 72 acres

Allocated for up to 700 residential units in the emerging Local Plan, an outline planning application for 630 residential dwellings and 70 care apartments with doctor's surgery is currently being considered by the Council. An indicative masterplan demonstrates how this can be achieved. The site is adjacent to a main arterial route leading to nearby Huddersfield town centre and the M62. 42 acres of the total area is brownfield land and could therefore benefit from vacant building credit to facilitate future development. The site is currently used for the storage of explosive material in association with Black Cat Fireworks.

GLOBE

Location:	Globe, Bridge Street, SLAITHWAITE, Huddersfield, HD7 5JN
Presented by:	Metcalfe Commercial, Walker Singleton and Knight Frank
Developer:	Hartley Property Trust
Architect:	Halliday Clark Architects
Opportunity:	Occupier
Type:	Mixed use
Total area:	84,000 sq ft

Globe commands an impressive canal-side position in the centre of the picturesque village of Slaithwaite in the Colne Valley. The aesthetic development includes a new pedestrian bridge, over the canal basin, linking Carr Street, which will enhance the distinctive nature and character of the village, and benefit local businesses.

Built in 1887, Globe is now being developed to include 54,000 sq ft of innovation centre space to service tenants in the high-tech and low-carbon sectors. An artisan food hall, café/ restaurant, micro-brewery, medical centre and pharmacy are proposed on the lower floors.

Planned opening date 2019.

LINDLEY MOOR EAST

Location:	Crosland Road, Lindley Moor, HUDDERSFIELD, HD3 3SX
Presented by:	Michael Steel & Co.
Opportunity:	Investment
Type:	Industry and warehousing
Total area:	15.6 acres

A greenfield site of over 15 acres located beside the M62, allocated for business and industry, with Enterprise Zone status. Within a half mile of J24 M62 and ideally positioned to serve Manchester, Leeds and the nearby towns of Huddersfield and Halifax. The land is allocated in the Unitary Development Plan and has recently expired outline consent for 86,500 sq ft of light and general industry and research and development facilities, plus up to 24,500 sq ft of storage and distribution.

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BRIDGE BUSINESS PARK

Location:	Colne Bridge Road, HUDDERSFIELD, HD5 0HR
Presented by:	Walker Singleton and Hanson Chartered Surveyors
Developer:	Frank Marshall Estates
Architect:	Kilmartin Plowman & Partners
Opportunity:	Occupier
Type:	Industrial
Total area:	37,500 sq ft

Recently completed, this new industrial park is in a prime location with exceptional road connections just off the A62 Leeds Road and only 1.5 miles south of Junction 25 of the M62. This is an established industrial and warehousing area with nearby occupiers including Mamas & Papas, VTL and C & J Antich. The £3 million development offers a selection of units ranging in size from 2,500 to 10,750 sq ft in a number of blocks arranged around a central service courtyard, providing vehicle circulation and parking. When fully occupied, the scheme is expected to accommodate up to 100 jobs.

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COLNE BRIDGE ROAD

Location:	Colne Bridge Road, HUDDERSFIELD, HD5 0RH
Presented by:	Walker Singleton and Hanson Chartered Surveyors
Architect:	Kilmartin Plowman & Partners
Opportunity:	Investment
Type:	Industrial
Total area:	2.48 acres (net developable)

An industrial development site with outline planning permission for up to 39,650 sq ft of units for light industry, general industry and storage and distribution. It is located on the B6118, just off the A62 Leeds Road between Huddersfield town centre and junction 25 of the M62. Close to Mamas and Papas HQ within an established industrial area, the land is bounded by the Huddersfield Broad Canal to the north and the River Colne to the south. The freehold interest is for sale, subject to easements associated with the waste water treatment works to the west including provision for unrestricted access across the site for Yorkshire Water. In addition to the main site (2.48 acres net), there is an ancillary site of 0.55 acre across the road between the canal and railway.

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DEWSBURY RIVERSIDE

Location: Land south of Ravensthorpe Road / Lees Hall Road, DEWSBURY
Developer: Miller Homes and Kirklees Council
Opportunity: Investment
Type: Housing, local centre, school
Total area: 395 acres

Included within the emerging Local Plan, a masterplan has been developed for the provision of 4,000 homes - 1,869 units by 2031 and 2,131 homes afterwards. The plans include the provision of a new school and local centre as well as infrastructure improvements to the strategic road network. The site is at a prime strategic location within the Leeds City Region, equidistant from the M62 and M1, with access to Leeds, Manchester and Huddersfield from Ravensthorpe Station on the site boundary.

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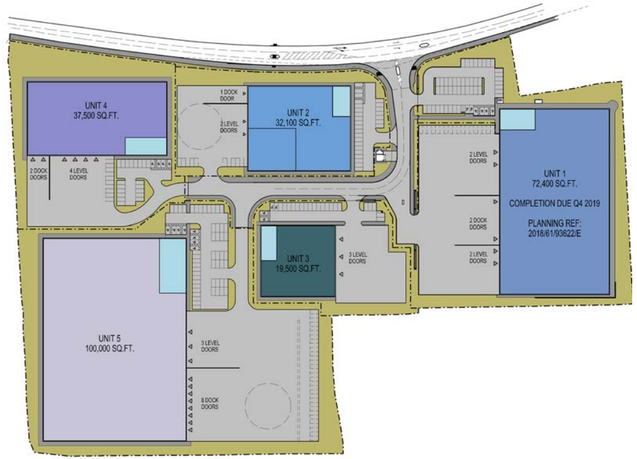


MOOR PARK 25

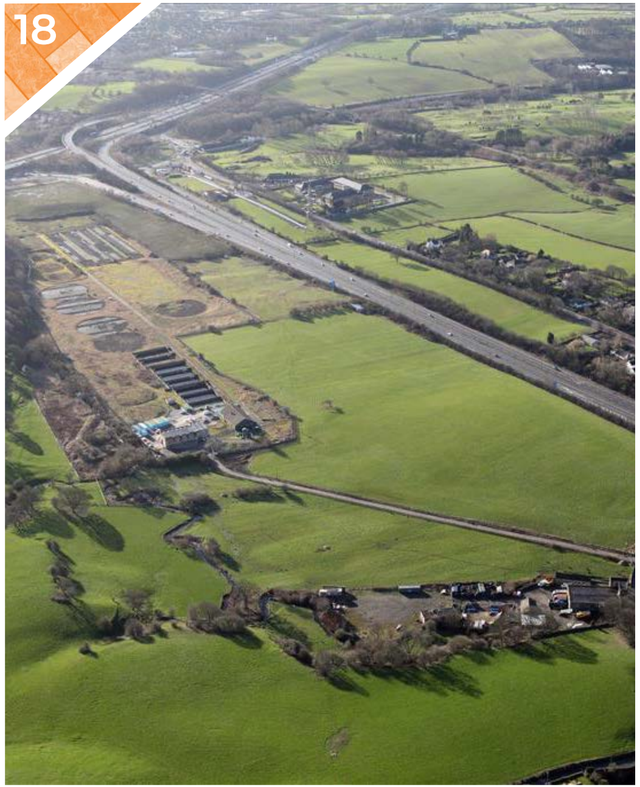
Location: Leeds Road, MIRFIELD, WF14 0EH
Presented by: GVA and Dove Haigh Phillips
Developer: Caddick Developments Ltd
Architect: Kilmartin Plowman & Partners
Opportunity: Occupier
Type: Industry and warehousing
Total area: 15 acres

In a prime location adjacent to the A62 and close to J25 M62, within easy reach of Huddersfield and Leeds, this greenfield site has Enterprise Zone status and outline planning permission for B1, B2 and B8 use. Infrastructure works are due to commence on site in March 2019 with the first 72,400 sq ft unit due for completion in November 2019. The site can accommodate up to 240,000 sq ft of accommodation. Caddick Developments have a full and active design and technical team in place to work with occupiers and purchasers to provide build to suit property solutions that will match occupier needs.

WHITECHAPEL ROAD

Location:	Whitechapel Road, CLECKHEATON
Presented by:	Dove Haigh Phillips
Architect:	Martin Walsh Architectural
Opportunity:	Investment
Type:	Employment (B Use Class)
Total area:	58 acres

This is a prime opportunity to secure land for precision engineering and advanced manufacturing - building upon the strengths of Kirklees and the wider Leeds City Region. Allocated for 40,000 to 80,000 sq m (430,000 to 860,000 sq ft) of employment floorspace (B Use Class operations) in the emerging Local Plan, the site has immediate access to the M62. High level master planning work has been undertaken.



BIERLEY (JCT 26, M62)

Location:	Oakenshaw, CLECKHEATON, BD12 7EZ
Presented by:	Dove Haigh Phillips
Architect:	Kilmartin Plowman & Partners
Opportunity:	Investment
Type:	Industry and warehousing
Total area:	32 acres

A prime employment site in a high profile setting at the intersection of the M62 and M606 motorways between Cleckheaton and Bradford. The area around 'Chain Bar' has undergone transformational development in recent years, holding strong appeal to regional and national occupiers being close to markets and labour supply at the very heart of the Leeds City Region.

The release of this former waste water treatment works has been driven by Keyland Developments, a sister company of Yorkshire Water. The Council has resolved to grant outline planning permission for 380,000 sq ft of new industrial and distribution floorspace.

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