



# Invest in Huddersfield

Built on innovation, thriving with investment



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OVER £1BN

# Huddersfield is transforming

**Huddersfield's ambition to become a UK centre for health innovation and business growth is well underway and the town buzzing with on the ground regeneration and future investment potential.**

- Committed to transformational growth
- A proactive solutions-driven approach to investment
- Proven track record in public-private collaboration

**Over £1billion regeneration** is reshaping the town centre, with public sector investment enhancing connectivity, restoring historic buildings, revitalising public realm, and creating new spaces for living, working and culture. The Transpennine Route Upgrade is doubling network capacity and connecting Kirklees to regional, national and international markets via Leeds, York and Manchester.

We're streamlining planning processes and are updating our Local Plan to provide clarity for future development. **Strategic collaborations** are driving housing, office and commercial projects, supported by masterplans, business and community backing.

Government funding for the West Yorkshire Health Innovation and Digital Tech Investment Zone is unlocking barriers to investment and targeting business support along the Station to Stadium Enterprise Corridor - enriching a **vibrant hub for health innovation**, life sciences and advanced manufacturing.

With stunning countryside, a vibrant culture, and a commitment to sustainable growth, Huddersfield guarantees an **exceptional quality of life**. We offer a skilled workforce, a cost-effective base, excellent connectivity and easy access to world class research.

**Now is the time to invest.**

**Join us in shaping Huddersfield's future - we're confident that our town offers the resources, support, and environment for your investment to flourish.**



# REGENERATION



# Strategic location

Perfectly placed within the Leeds, Manchester and Sheffield triangle. Modernisation of our road, rail, bus and active travel networks is cementing our position as one of the best-connected, centrally located places in the heart of the UK.

## Multibillion-pound Transpennine Route Upgrade

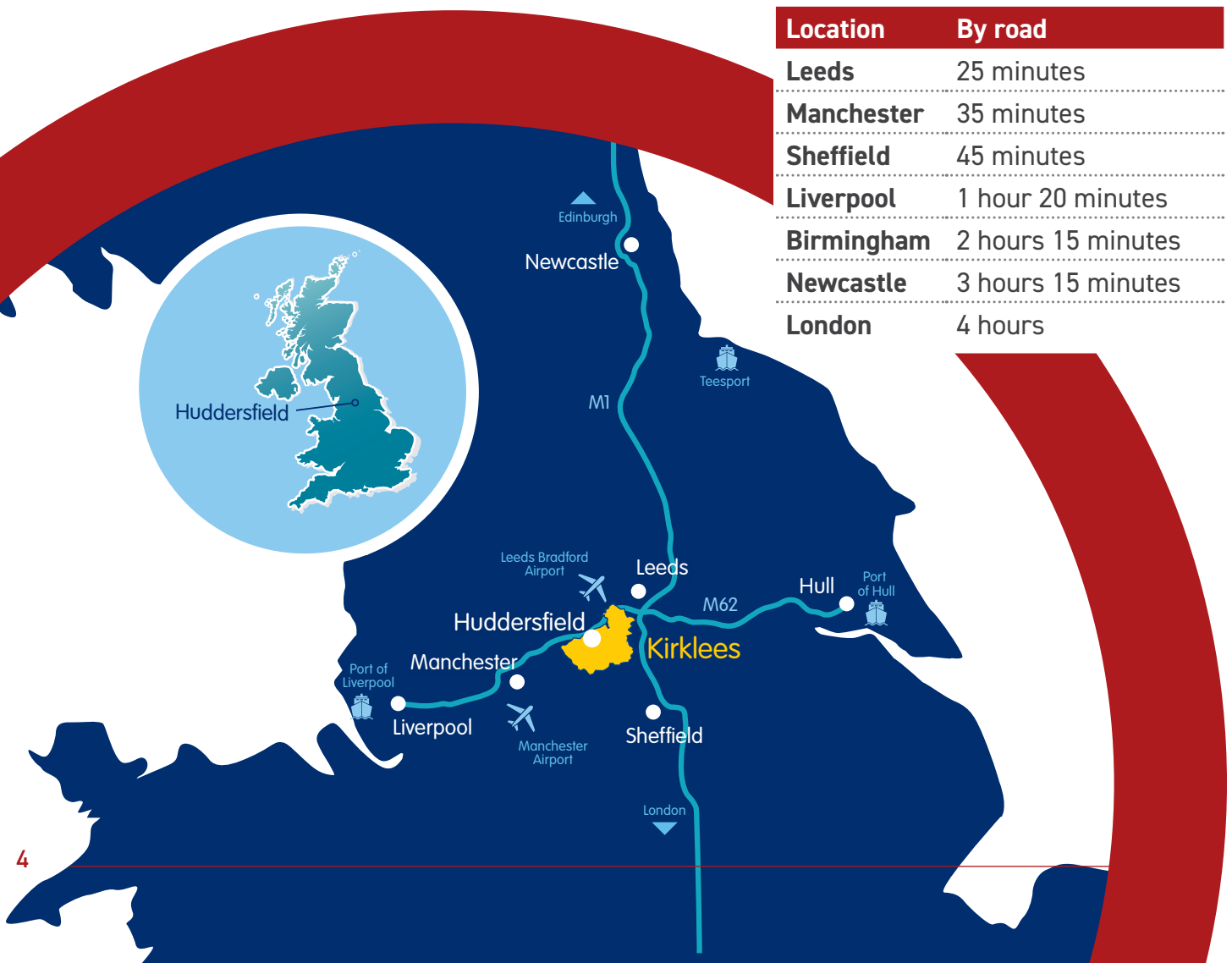
- Between Manchester, Huddersfield, Leeds and York
- More trains, more seats – up to 6 fast services every hour
- Faster journeys – just 40 minutes between Leeds and Manchester
- Better stations - enhancements at Huddersfield, Dewsbury, Marsden, Slaithwaite, Mirfield and Ravensthorpe

## Multimillion-pound Penistone Line Upgrade

- Between Huddersfield and Sheffield
- Faster, more frequent services
- Improved access to stations



Location	By road
Leeds	25 minutes
Manchester	35 minutes
Sheffield	45 minutes
Liverpool	1 hour 20 minutes
Birmingham	2 hours 15 minutes
Newcastle	3 hours 15 minutes
London	4 hours





# We are Kirklees

Sustainable, long-term, inclusive growth in Huddersfield, Dewsbury, Batley, Cleckheaton, Heckmondwike, Holmfirth and Marsden is driven by a comprehensive approach to regeneration, strong leadership, responsible investment, and thriving businesses.

Over 3000  
listed buildings



15,000  
businesses

Third largest  
metropolitan district  
in England

A beautiful and vibrant  
place to live and work

Huddersfield  
the 10th largest  
town in the UK



11% of Kirklees  
is within the Peak  
District National Park

157  
square miles

Strategically located in  
West Yorkshire



Population of  
440,000

Diverse and skilled  
workforce of  
275,000

£8.55  
billion  
GVA economy

Central location within the UKs

£339 billion  
Northern Powerhouse

Affordable gigabit internet speeds  
across 91% of the district



23 Wards

Key industry sectors:

Manufacturing | Advanced Precision Engineering  
Creative Industries | Textiles | Health Innovation

# Industry spotlight

Our manufacturing sector is a powerhouse within the UK. 1,500 companies generate over 25% of our GVA - c£2 billion across multiple sectors including life science, advanced precision engineering, furniture, chemical, textile, lubricants and victuals – and employ 25,000 people. We're home to global companies like Cummins, Camira Fabrics, Thornton & Ross, Paxman and Fox's biscuits.

## Health Innovation

- **£160m West Yorkshire Investment Zone** accelerating growth in Health Innovation and DigiTech
- **£250m National Health Innovation Campus** growing provision in fields such as nursing, midwifery, and allied health by 60% over the next 5 years
- Targeted business support through the **Huddersfield Health Innovation Incubator**.





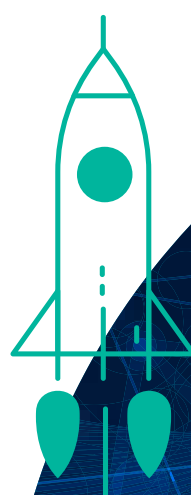


## Advanced Precision Engineering

- One of the UK's most significant concentrations; **twice the national average**
- **Specialising in critical components** for automotive, aerospace, defence, MedTech and energy sectors
- Global reputation for technical and scientific capabilities in **metrology, robotics, materials and digitisation**. Home to the **National Physical Laboratory**.

## Textiles

- **Leaders in advanced textile materials**; a result of **300 years** of textiles innovation, knowledge, skills and experience.
- **340** market-leading businesses; skilled workforce of **3,500**
- **Dedicated R&D facilities** at the Technical Textiles Research Centre, Textiles Centre of Excellence and Society of Dyers and Colourists.



# £1bn transformation

A remarkable transformation is taking place in Huddersfield town centre that is creating a vibrant, mixed use and family friendly town centre with culture and leisure at its heart. The Huddersfield Blueprint, the Council's ten-year vision to create a thriving, modern-day town centre, has provided a focus for substantial public investment in the town centre - preserving our rich heritage and accelerating economic growth, creating new opportunities for investment in a prime location.

Giving people more reasons to visit, day and night, these projects are injecting life into Huddersfield's hospitality and retail offer, enhancing leisure and social experiences and aim to attract new visitors to the town and increase dwell time.

## The Light at Kingsgate Shopping Centre

Opened in April 2025, The Light has delivered one of its most ambitious projects in the UK, investing £9m in providing a 6-screen cinema and multi-purpose leisure destination with over 15 different 'competitive socialising' activities to choose from including a climbing wall, batting cage, Sega Arcade and mini golf. This leisure complex sits alongside existing shops and food outlets.

## Our Cultural Heart

A dynamic new £200m+ cultural hub for West Yorkshire. In Phase 1, the striking Grade II Listed Building formerly known as Queensgate Market, is being transformed into a new social anchor for the town centre. The space will accommodate a vibrant food hall, sharing direct access to the new library and flagship public square. Phase 2 is in development and will incorporate a state-of-the-art museum and art gallery.

IT'S  
WHAT'S  
IN HERE





## The George Hotel

Initial restoration works on this Grade II\* Listed Building are complete. This £30m project is transforming the building into a Radisson RED hotel, the first in Yorkshire and the Humber, due to open in 2027.



## St George's Square, Northumberland Street and surrounding area

Home to many of the town's best preserved and interesting Victorian buildings. **Investment ready** opportunities to create high quality spaces attractive to residential, retail and office markets, include the former council offices at Kirkgate Buildings, Estate and Somerset Buildings, the former post office and RED Casino buildings.

## St. George's Warehouse

Proposals to connect this Grade II Listed Building to the station and town centre, paving the way to transform the warehouse itself to ready it for retail, business and residential use in the medium/long-term.

## Retail quarter

Public realm improvements across the Town are breathing new life into the retail quarter. Projects at New Street and St Peter's Garden – including a new £500,000 performance space – are now complete, as is the restoration of the historic Byram Arcade, a hub for independent shops and cafes. £700,000 heritage funding is upgrading shop fronts and bringing empty buildings back to use along John William Street.

## Packhorse Shopping Centre

YouTube food reviewer, Danny Malin, opened his first 'Rate My Takeaway Kitchen' in Sept 24 with five permanent food vendors alongside pop-ups in this creative street food venture, complete with social media booth to post and share reviews online.

## Huddersfield Market

Backed by £16.5m in Government funding, the Grade II\* Listed Building will be restored to provide a new indoor market with a diverse mix of traders and creating a new hub for startup businesses.

## Huddersfield Town A.F.C.

Averaging 19,000 loyal supporters per home game at the John Smith's Stadium, the club's new owners are upgrading facilities, with a new megastore and restaurant planned. Exciting plans to regenerate the wider site could include a new hotel, enhanced conference facilities and outdoor amphitheatre.

# Transforming Huddersfield Town Centre





### 1. Station to Stadium Enterprise Corridor



A series of opportunities for new public and private investment, the corridor runs from the revitalised Huddersfield Station, past the University's health campus, Gasworks Street, and John Smith's Stadium complex to Syngenta Huddersfield Manufacturing Campus. Part of the West Yorkshire Health Innovation and Digital Tech Investment Zone, creating a new focus for innovation, business and growth, bringing new high-value jobs into the town.

### 2. Transpennine Route Upgrade



Doubling network capacity, improving journey times to Manchester, Leeds and York, and redevelopment of the Grade 1 Listed station to create an even more efficient and impressive gateway to the town centre. The Station Gateway masterplan will unlock further development opportunities arising from the TRU programme.

### 3. The George Hotel



Is undergoing renovation and restoration to reopen as a high-quality hotel, operated by Radisson RED.

### 4. St. Peter's Garden



Performance events space adjacent to the Parish Church, creating a high quality setting for key development opportunities like Kirkgate Buildings, Somerset House and the Royal Mail.

### 5. Huddersfield Market



The council are restoring Huddersfield Market and improving its surroundings, as well as broadening the building's offering to generate more footfall from day through to night.

### 6. National Health Innovation Campus



The University of Huddersfield is leading innovation healthcare in the North, with outline planning consent for 75,000 m<sup>2</sup>

across seven buildings proposed at this flagship campus: the Daphne Steele opened in 2024; the Emily Siddon opens in early 2026; and Phase 3 is in planning.

### 7. St. George's Station Warehouse



Revitalisation of the Grade II Listed St. George's Warehouse into mixed-use business, residential, and retail space, with improved links to the station and town centre.

### 8. Our Cultural Heart



An ambitious cultural centrepiece creating a dynamic, vibrant hub for all. Phase one is due to open in Spring 2026 – revitalising the historic Queensgate Market building to create a vibrant food hall and library, surrounded by a new public square for cultural events. Phase two is in development.

### 9. The Light at Kingsgate Shopping Centre



Cinema and entertainment venue opened April 2025 enhancing the existing retail experience.

### 10. Trinity West



6-acre site in a prime location by the ring road. Development to include a new Lidl and residential apartments. Final plot remaining, 1.54 acres.

### 11. John William Street



Heritage funding awarded 2023 to upgrade shop fronts and bring empty buildings back to use.

### 12. Estates and Somerset Buildings



Public funding is preparing these heritage buildings for redevelopment into residential or commercial use.

### 13. Byram Arcade



Historic building restoration complete 2024. Home to independent shops, cafes and bars.



**Proposed**



**Started**



**Complete**



**Investment opportunity**

### 14. Kirkgate



Former Council offices. Opportunity for commercial or residential development.

### 15. Huddersfield Bus Station



Providing a more accessible, energy efficient and modern bus station with a new entrance canopy, cycle storage facilities, enhanced public realm and shop frontage. Delivery expected 2026.

### 16. New Street



Public realm enhancements, complete 2024.

### 17. Huddersfield Police Station



Construction expected to begin in Summer 2025; the sister project of a new Kirklees District Police Headquarters in Dewsbury.

### 18. Gasworks Street



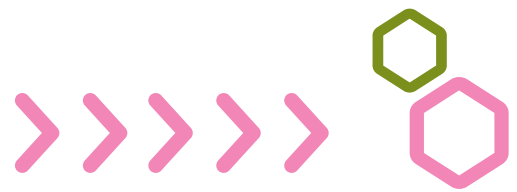
Cleared brownfield site of 2.75ha in Council ownership, benefiting from West Yorkshire Investment Zone funding to remediate the site and unlock future development opportunities focussed on health innovation.

### 19. Turnbridge Mills



Partnership between JL Brierley Ltd and Paxman Coolers Ltd to develop 27,000ft<sup>2</sup> state-of-the-art facility incorporating health innovation research & digital manufacturing facility, cryotherapy research labs, engineering R&D space and office facilities.

# Station to Stadium Enterprise Corridor



Primed for a decade of business growth, the Station to Stadium Corridor runs from the train station, past the University's National Health Innovation Campus, the Council owned site at Gasworks Street and the John Smith's Stadium complex, to Syngenta's Huddersfield Manufacturing Campus on Leeds Road.

The Masterplan, described as *'the most exciting economic development opportunity in Yorkshire'*, links a series of development propositions that will transform Huddersfield, Kirklees and the wider region in terms of jobs and investment.

For more details, explore the full Masterplan at [Businesskirklees.com/station-to-stadium-enterprise-corridor](https://Businesskirklees.com/station-to-stadium-enterprise-corridor)

## A hub for Health Innovation and Life Sciences

### £160m West Yorkshire Health Innovation and Digital Tech Investment Zone

West Yorkshire is now in the top 10 innovation clusters in the UK, and health and life sciences employment has grown by 10% in the last year alone. This surge in growth is thanks to effective public-private partnerships and targeted investment, with Huddersfield perfectly positioned to meet future demand along the Corridor.

Part of the West Yorkshire Investment Zone, focused on health and digital technology, the Corridor is the ideal location for start-up, grow-on and lab space for innovative start-ups. In this dynamic ecosystem, collaborative workspaces, next-gen education, research and high-tech manufacturing hubs will sit side by side fostering innovation and growth in health and wellbeing, life sciences and advanced manufacturing in Huddersfield. All within just a few minutes' walk of Huddersfield Station, offering transformed connectivity, and an increasingly vibrant and diverse town centre.

Significant capital investment is unlocking barriers to development, attracting businesses looking to co-locate with and benefit from proximity to the groundbreaking National Health Innovation Campus (NHIC).

Investors will also find targeted business support via The Huddersfield Health Innovation Incubator, including collaborative working spaces at The Glass Box and NHIC, providing unrivalled support to locate and grow in Huddersfield, and stimulating occupier demand.



## Along the Route

Primed for a decade of business growth, sites will come forward in phases, connected by high quality public realm. Opportunities include commercial, office, industrial, mixed use, R&D and residential.

To find out more and register your interest contact [invest@kirklees.gov.uk](mailto:invest@kirklees.gov.uk)

### **National Health Innovation Campus**

At the heart of the Enterprise Corridor sits the University of Huddersfield's visionary National Health Innovation Campus (NHIC).

This seven-acre site has planning permission for up to seven buildings and up to 75,000 m<sup>2</sup> of accommodation and is being built to international WELL building standards - aspiring to be one of only 30 WELL-at-scale sites worldwide and the first of its kind in the UK - prioritising the health, wellbeing and productivity of its users.

With the first building completed in 2024 and the second scheduled for completion in early 2026, the NHIC will deliver a mix of specialist clinical teaching and research facilities, laboratories, and flexible innovation floorspace packed with the latest tech for those businesses seeking to develop an in-depth relationship with the University.

The Health and Wellbeing Academy brings together public-facing health facilities (clinics and research) and is a focus for entrepreneurial academic activity linked to the needs of the local health workforce and the regional health economy. The NHIC will also be home to the first NHS Community Diagnostic Hub co-located on a UK university campus, enhancing its role in public health and clinical services.

The University welcomes interest from potential investors and partners who would like to be part of this vision.

### **Gasworks Street**

Close to high profile industrial occupiers like Cummins and Polyseam, as well as the NHIC, Gasworks Street is a 2.75 ha brownfield site, designated as a Priority Employment Area in the adopted Kirklees Local Plan and owned by Kirklees Council.

Gasworks Street will deliver business accommodation for companies seeking to co-locate near the National Health Innovation Campus, including manufacturing occupiers. Investment Zone funding is supporting site remediation and access works, unlocking future development opportunities.

### **Gasworks Street West and Old Leeds Road**

The Station to Stadium Masterplan identifies underutilised sites and premises that could be brought forward for development, subject to future discussions with landowners. This includes emerging proposals for the former gasholder site to the north of Gasworks Street. Additionally, JL Brierley and Paxman Coolers Ltd are partnering to develop state-of-the-art headquarters and a manufacturing hub at the new health-focused development of the JL Brierley Turnbridge Mills site on Quay Street, subject to planning.

### **Syngenta Manufacturing Campus**

Syngenta's 20-acre site is a rare development-ready opportunity in a designated Priority Employment Area to co-locate life science, chemicals and advanced manufacturing industries.



# Making space for business

Whilst Kirklees is highly competitive in terms of occupier rental costs, it is also an attractive location for investors and developers. Here we showcase some recent examples of private sector-led industrial/logistics/office developments in Kirklees which demonstrate the potential opportunities for investors.



## **AAA Park (Moor Park 25)**

AAA Property Group's Mirfield development, Moor Park 25, is a premier industrial and logistics hub near Junction 25 of the M62, offering over 250,000 ft<sup>2</sup> of high-quality space.

Developed in partnership with Caddick Group, this Enterprise Zone site provides businesses with modern, flexible units (19,000–72,000 ft<sup>2</sup>) and benefits like business rate reductions, driving local job creation and economic growth.

The project has attracted diverse occupiers, including logistics and manufacturing firms, underscoring the demand for strategically located commercial space in Kirklees.

AAA Property Group - a family-owned investor with deep regional roots - spearheaded this £12.5 million investment.

## **Globe, Slaithwaite**

Nestled in the sought-after village of Slaithwaite with excellent M62 access, Globe is a thriving business hub driving life sciences and medical innovation.

Developed through a £6.5 million investment by Hartley Property Trust Ltd, Globe offers 80,000 ft<sup>2</sup> of cutting-edge facilities. Five floors now house modern laboratories, research suites, offices, and an Artisan Hall for retail and leisure, creating a dynamic ecosystem for growth.

Globe serves as the prestigious headquarters for global pharmaceutical leader Thornton & Ross and the European base for GMP Engineering (Canada), alongside a cluster of health and science enterprises. The site also hosts Colne Valley Group Practice and an on-site pharmacy, fostering collaboration between industry and healthcare providers.

Globe showcases Kirklees' strengths: strategic location on the route of the Transpennine Upgrade, public-private partnerships, and investor-ready infrastructure. With Phase One complete and occupiers thriving, it's a proven model for life sciences growth - and a compelling opportunity for future investment.



## PCSpecialist Ltd

PCSpecialist (PCS), a Kirklees-based manufacturer of high-performance custom computers and laptops, has experienced remarkable growth over its 22-year history. Now employing more than 250 people, the company continues to thrive, with sustained demand from both national and international markets driving its expansion.

With its roots firmly planted in the Huddersfield area, PCS has made a multimillion-pound investment to bring forward a state-of-the-art, 142,000 sq. ft. headquarters at the heart of Kirklees. This strategic expansion reinforces the district as an ideal location for continued high growth, enabling PCS to reach new markets and more than double its workforce.

## Interchange 26

Strategically located near the M62, M606, and M1 (J42), Interchange 26 is a thriving industrial and logistics hub. Its first phase delivered four high-quality industrial units (ranging from 43,723 to 230,000 ft<sup>2</sup>), and now fully let - proof of the site's strong demand and prime location. The BREEAM 4-star rated development underscores its sustainability credentials.

Keyland Developments Ltd has secured planning for a 130,000 ft<sup>2</sup> final phase, expanding this sought-after business location. Once complete, the entire site will offer over 550,000 ft<sup>2</sup> of premium industrial and employment space.

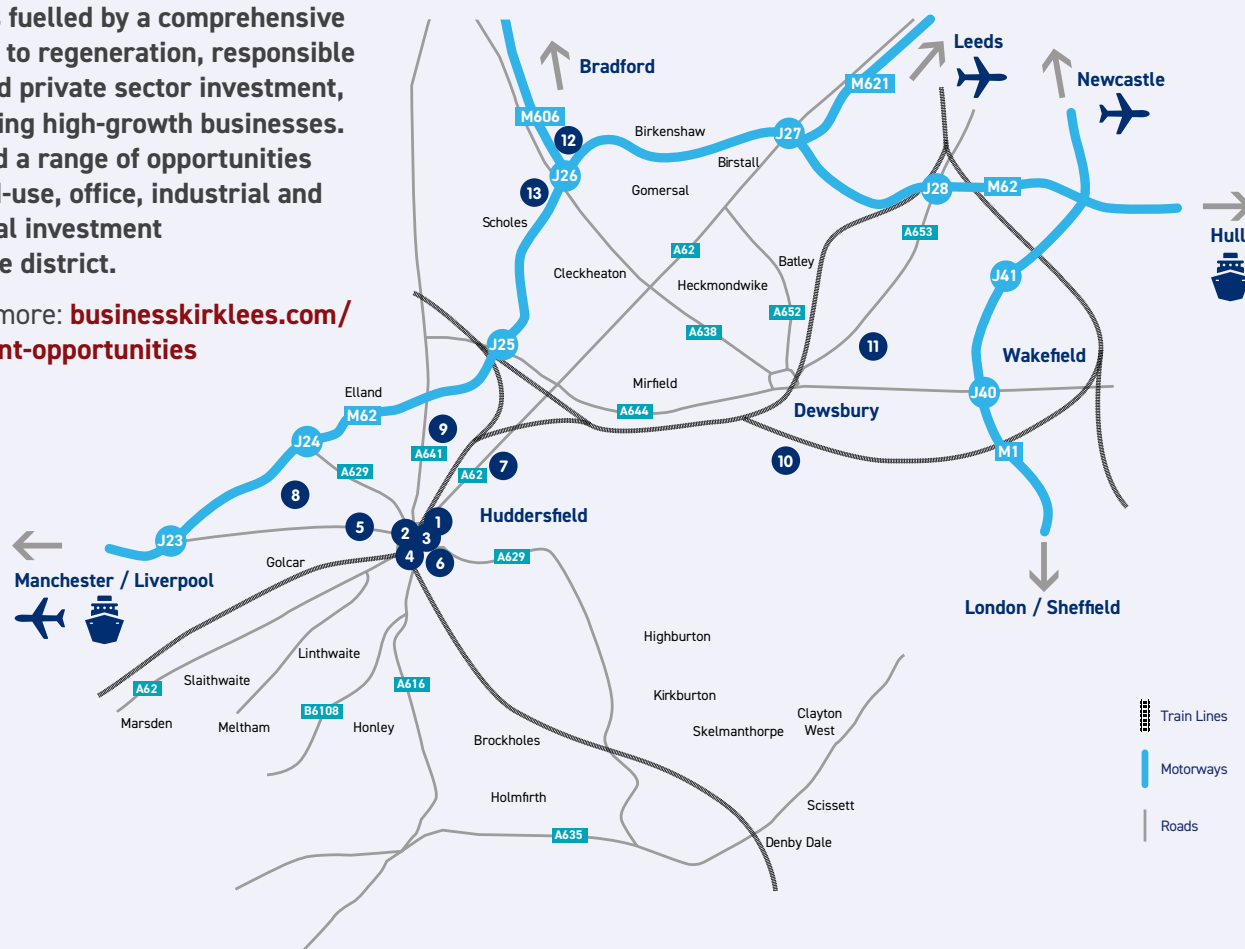
With prime logistics space in high demand along this key transport corridor, Interchange 26 presents a compelling opportunity for investors and businesses looking to grow in Kirklees.



# Investment opportunities

Across Kirklees, long-term, inclusive growth is fuelled by a comprehensive approach to regeneration, responsible public and private sector investment, and thriving high-growth businesses. You'll find a range of opportunities for mixed-use, office, industrial and residential investment across the district.

Find out more: [businesskirklees.com/investment-opportunities](https://businesskirklees.com/investment-opportunities)



Site	Opportunity	Type	Area
1 Station to Stadium Enterprise Corridor	Investor	Mixed	Multiple
2 National Health Innovation Campus	Investor / Developer partner	Commercial, third sector	Up to 497,8352ft <sup>2</sup>
3 Gasworks Street	Investor / Developer	Industrial	2.75ha
4 Estate Buildings	Investor / Developer partner	Residential	0.17ha
5 Trinity West	Developer	Office / Residential	1.54 acres
6 The New Waterfront	Investor	Mixed	2.5 acres
7 Syngenta	Investor / Occupier	Industrial	20 acres
8 Lindley Moor East	Investor / Occupier	Industry / Warehousing	15.6 acres
9 Bradley Park	Investor / Developer partner	Residential / Leisure / School	169 acres
10 Dewsbury Riverside	Investor	Residential / Local centre / Community infrastructure	395 acres
11 Chidswell	Investor	Mixed / Residential / Commercial	86.5 acres (commercial)
12 Interchange 26, Phase 2	Investor / Occupier	Industry / Warehousing	32 acres
13 Whitehall Road, Cleckheaton	Investor / Developer	Industrial	58 acres



# 1. Station to Stadium Enterprise Corridor

**Location:** Between Huddersfield Train Station and the John Smith's Stadium

**Presented by:** Kirklees Council

**Opportunity:** Development / Investment

**Type:** Mixed-use

**Total area:** Multiple sites along route

The Station to Stadium Enterprise Corridor vision is to create a thriving, connected and enterprising district fostering innovation and growth in health and wellbeing, life sciences and advanced manufacturing in Huddersfield.

Connecting Huddersfield Train Station, the University and the John Smiths Stadium, this area is a strategic location to the northeast of Huddersfield Town Centre and acts as a key gateway into the town from the A62 Leeds Road and the train station.

Part of the £160m West Yorkshire Investment Zone, the area includes significant areas of undeveloped and underutilised land that will come forward in phases to create a dynamic ecosystem of collaborative workspaces, next-gen education, research and high-tech manufacturing hubs.

Significant capital investment is unlocking barriers to development, attracting businesses looking to co-locate and benefit from proximity to the National Health Innovation Campus (NHIC). The Corridor includes major employers including Cummins Turbo Technologies and Polyseam, plus the Kirklees College campus.



# 2. National Health Innovation Campus

**Location:** Southgate, Huddersfield, HD1 3AD

**Presented by:** The University of Huddersfield

**Opportunity:** Investor / Partner

**Type:** Commercial, third sector

**Total area:** 7 acres

- A seven-acre site offering 75,000 m<sup>2</sup> of space
- Outline planning consent for up to seven buildings
- All construction will be built to the WELL building standards

The National Health Innovation Campus (NHIC) offers unparalleled opportunities for investors and partners looking to establish or expand in the health sector.

Health, medical technologies and associated services provide a key focus for economic development, and the Campus will deliver a major boost to regeneration of Huddersfield town centre and jobs.

The Campus positions Huddersfield as a national leader in health and wellbeing innovation, shaping the future of healthcare in West Yorkshire. It fosters collaboration and will provide world-class facilities for health-related research, education, and business development in health, medical technologies and associated services.

Located in the heart of Huddersfield, NHIC is a key part of the West Yorkshire Health Innovation and Digital Tech Investment Zone and Station to Stadium Enterprise Corridor.



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## 3. Gasworks Street

**Location:** Gasworks Street, Huddersfield

**Presented by:** Kirklees Council

**Opportunity:** Investor / Developer

**Type:** Industrial (Advanced manufacturing, Life Science, R&D)

**Total area:** 2.75 hectares

Adjoining the NHIC, Gasworks Street is a rare development opportunity in a strategic position within the Enterprise Corridor. Located on the edge of Huddersfield town centre, 5 minutes' walk from Huddersfield train station, and within easy reach of the M62 and M1 national road network.

Strategically positioned to support growth in innovative health and wellbeing and advanced manufacturing businesses, the site is ideally suited to a mix of manufacturing, office, lab and R&D uses.

Designated a Priority Employment Area in the Kirklees Local Plan and soon to be in the ownership of Kirklees Council, site remediation and infrastructure works will be funded through the Investment Zone programme to facilitate development of the site.



## 4. Estate Buildings

**Location:** Railway Street/Westgate, Huddersfield

**Presented by:** Kirklees Council

**Opportunity:** Investor / Developer

**Type:** Residential

**Total area:** 0.17ha

Estate Buildings is a vacant Grade II\* listed building in the centre of Huddersfield and overlooking St George's Square. Its sustainable location just a one-minute walk from Huddersfield Station makes it the perfect location for residential development, particularly given the forthcoming benefits from the Transpennine Route Update. Residents will also have easy access to employment opportunities and services within the town centre.

The Council's ambition for Estate Buildings is to use its own heritage assets to create a high-quality housing product in the town centre with excellent space standards, and in particular provide an offer for graduates from the University and other young professionals who want to stay in the town. Feasibility work shows that the building could deliver around 50 apartments. The plan is to bring the building to the market in summer 2025.





## 5. Plot 2B, Trinity West

**Location:** Former Kirklees College Campus & Former General Infirmary, Trinity Street, Huddersfield, HD1 4DL

**Presented by:** Fox Lloyd Jones

**Opportunity:** Investor / Developer

**Type:** Residential Class C3 (or offices) offered as a cleared development site

**Total area:** 1.54 acres

Huddersfield is the principal town of Kirklees, West Yorkshire and is ideally located between Leeds, Greater Manchester and Sheffield. The site is in a highly prominent gateway position at the entrance to the town centre and on the West side of the A62 ring road at its major junction with the A640, A62 and New North Road.

Plot 2 (c.1.54 acres) has original outline planning permission with approved height and massing parameters for up to 197 residential apartments in class C3 (or offices). It is now offered as a cleared development site.

It is part of a 6.1acre mixed-use development site:

- Plot 1 (c.1.79 acres) has full planning secured for restoration and conversion of the Listed building and its wings to create 32 residential apartments plus 11,000 ft<sup>2</sup> office space. **Sold.**
- **Plot 2 (c.1.54 acres) Available.**
- Plot 3 acquired by Lidl for a 21,500 sq. ft food store. **Under Construction.**



## 6. The New Waterfront

**Location:** Chapel Hill, Huddersfield, HD1 3LD

**Presented by:** Kirklees Council

**Opportunity:** Investor / Developer

**Type:** Office / Mixed Use

**Total area:** 2.5 acres (1.01 hectares)

- Available from Summer 2027
- Town Centre location
- Outline planning permission previously secured for 18,000 m<sup>2</sup> Grade A Office space

An excellent commercial development opportunity for high quality mixed-use facilities in an attractive waterside setting close to the heart of Huddersfield town centre.

To the south of Huddersfield ring road, occupying a gateway location and nestled between the River Colne and Huddersfield Narrow Canal, The New Waterfront is within a one-minute walk of Huddersfield centre and within 5-10 minutes' walk of the town's major bus and rail connections, providing excellent links to Leeds (20 mins) and Manchester (30 mins).

With outline permission having previously been secured for over 18,000 m<sup>2</sup> (190,000 ft<sup>2</sup>) of Grade A office space and a town centre undergoing a major transformation, The New Waterfront represents a fantastic opportunity for a range of investors, developers, occupying businesses and other organisations.



## 7. Syngenta Huddersfield Manufacturing Campus

**Location:** Leeds Road, Huddersfield, HD2 1FG

**Presented by:** Syngenta

**Opportunity:** Investor / Occupier

**Type:** Industrial

**Total area:** 20 acres

- Development ready – extensive onsite utilities
- Designated Priority Employment Area
- Advanced Manufacturing, Chemical Manufacturing & Supply Chain Opportunity

Up to 20 acres of undeveloped land within the wider Syngenta Huddersfield Manufacturing Campus available on a leasehold basis. The Upper Tier COMAH Rated site also benefits from secure 24/7 access, site weighbridge, ancillary laboratory and office provision, Seveso, IPPC/Environmental permit and effluent consents.

Significant utilities provision including CHP providing steam and electricity. CHP gas turbine 6.5MW and/or external grid supply of 11MW (firm) up to 20MW (non-firm). Biological Pre-Treatment Plant (operated by Yorkshire Water). Waste water treatment plant & discharge facility with capacity of 1000 m<sup>3</sup>/hr also on site.



## 8. Lindley Moor East

**Location:** Crosland Road, Lindley Moor, Huddersfield, HD3 3SX

**Presented by:** Crans Property Consultants

**Opportunity:** Investor / Occupier

**Type:** Industrial

**Total area:** 15.6 acres (6.3 hectares)

- Strategically located beside the M62
- A greenfield development site suitable for R&D, light industry, storage and distribution
- Site planned to deliver a total of 160,000 ft<sup>2</sup> of employment floorspace.

A greenfield site of over 15 acres with Enterprise Zone status, located within a half mile of J24 M62 and ideally positioned to serve Manchester, Leeds and the nearby towns of Huddersfield and Halifax. The land forms part of a wider allocation for mixed use, with this final phase to be brought forward for a business and industry led scheme.

Planning permission has been granted for a mixed-use development, which includes 160,000 ft<sup>2</sup> of business and industrial floorspace across 11 units and space for c. 22,000 ft<sup>2</sup> of restaurant and trade counter uses.





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## 9. Bradley Park

**Location:** Land North of Bradley Road, Bradley, Huddersfield, HD2 1PZ

**Presented by:** Kirklees Council

**Developer:** Kirklees Council

**Opportunity:** Investor / Development partner

**Type:** Residential, leisure facilities and school

**Total area:** 169 acres (68 hectares)

Bradley Park is one of the largest sites allocated for housing in the Kirklees Local Plan with an indicative housing capacity of c1,958, the majority of which (c1,577) falling within the area of council ownership. Bradley Park will be a high quality, sustainable new community in the north of Huddersfield.

It lies on the border of Kirklees and Calderdale, to the south of Brighouse and around 4km north of Huddersfield. It has excellent road connections with links to the M62, A641 and A6107.

The 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. Kirklees Council wants 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's intention is to procure a partner for a first phase of around 500 homes in 2025.



## 10. Dewsbury Riverside

**Location:** Land south of Ravensthorpe Road / Leeds Hall Road, Dewsbury

**Presented by:** Kirklees Council

**Opportunity:** Investor / Developer

**Type:** Residential, local centre and community infrastructure

**Total area:** 395 acres (159.9 hectares)

A key site in the West Yorkshire Strategic Place Partnership priorities, the Dewsbury Riverside scheme is allocated in the Kirklees Local Plan for up to 4,000 homes. The site will include the provision of a local centre, community infrastructure and schools. The development is in a prime strategic location within West Yorkshire, equidistant from the M62 and M1 motorways, and new Ravensthorpe Railway Station shortly to be constructed to the west of the site as part of the Transpennine Route Upgrade, providing excellent access to Leeds, Manchester and Huddersfield.

Strategic partners Kirklees Council, Homes England, West Yorkshire Combined Authority (WYCA) and Network Rail are exploring funding and delivery partner options to fulfil the sustainable housing aspirations for this site, including the appointment of a master developer. Grant funding options for the delivery of the required infrastructure are being actively considered. An Inclusive Communities Framework is under development, and work is ongoing, led by Homes England to engage the various landowners and stakeholders at Dewsbury Riverside.

In August 23 planning permission was granted to create the main access road into the site and deliver the first 350 homes.



## 11. Chidswell

**Location:** Leeds Road, Shawcross/Woodkirk, Dewsbury

**Presented by:** Deloitte Real Estate

**Developer:** Deloitte Real Estate / The Church Commissioners for England

**Opportunity:** Investor

**Type:** Mixed use, residential and commercial (B use class)

**Total area:** 120 hectares, including 35ha employment land

Chidswell is as a site of strategic importance for employment with a focus on manufacturing and engineering and housing delivery with excellent access to the strategic M1 and M62 highway network.

The site benefits from a resolution to approve outline planning permission for a mixed-use scheme comprising:

- Residential development (up to 1,535 dwellings)
- Employment development (up to 35 hectares of B1(part a and c), B2, B8 uses), indicative capacity of 122,500sqm
- Residential institution (C2) development (up to 1 hectare)
- A local centre (comprising A1/A2/A3/A4/A5/D1 uses)
- A 2-form entry primary school including early years provision, green space, access and other associated infrastructure.



## 12. Interchange 26, phase 2

**Location:** Oakenshaw, Cleckheaton, BD12 7EZ

**Presented by:** Dove Haigh Philips

**Developer:** Keyland Developments

**Opportunity:** Investor / Occupier

**Type:** Industry and warehousing

**Total area:** 32 acres (13 hectares)

Keyland Developments Ltd has secured planning permission for a 130,000 ft<sup>2</sup> industrial / logistics development, adjacent to the existing Interchange 26 industrial park developed in 2023.

Located in a strategic position at the Chain Bar junction of the M62 and M606, this prime employment site is a significant element of the Kirklees Economic Strategy.

The area around Chain Bar holds strong appeal to regional and national occupiers being close to markets and labour supply at the very heart of the West Yorkshire conurbation.

When combined with the completed Phase One development, the full site will deliver just over 550,000 ft<sup>2</sup> of new industrial and employment space. The scheme has the potential to deliver some 700 new jobs for the region.





## 13. Whitehall Road, Cleckheaton

**Location:** Whitechapel Road, Cleckheaton, BD19 6HQ

**Opportunity:** Investor / Developer

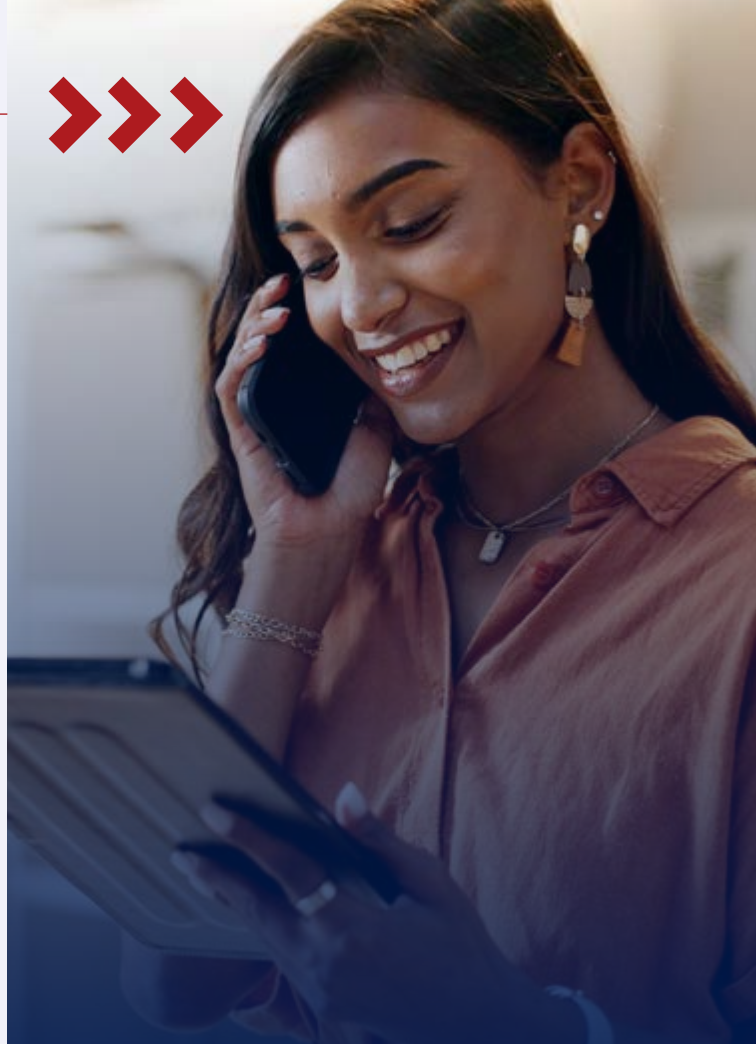
**Type:** Industrial

**Total area:** 58 acres

- Site of strategic significance on Junction 26 of the M62 and M606 and only a short distance from the intersection of the M1
- Greenfield development site of 58 acres suitable for Advanced Manufacturing

A greenfield site along the M62 corridor and of a scale to be of strategic significance to the wider Leeds City Region. Whitehall Road is a prime opportunity to secure the delivery of industrial premises for precision engineering and advanced manufacturing – building upon the strengths of Kirklees and West Yorkshire.

Allocated for an estimated 860,000 ft<sup>2</sup> plus of employment floorspace (B Use Class operations) in the adopted Local Plan, the site has immediate access to the M62 and M606 via Junction 26.



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