

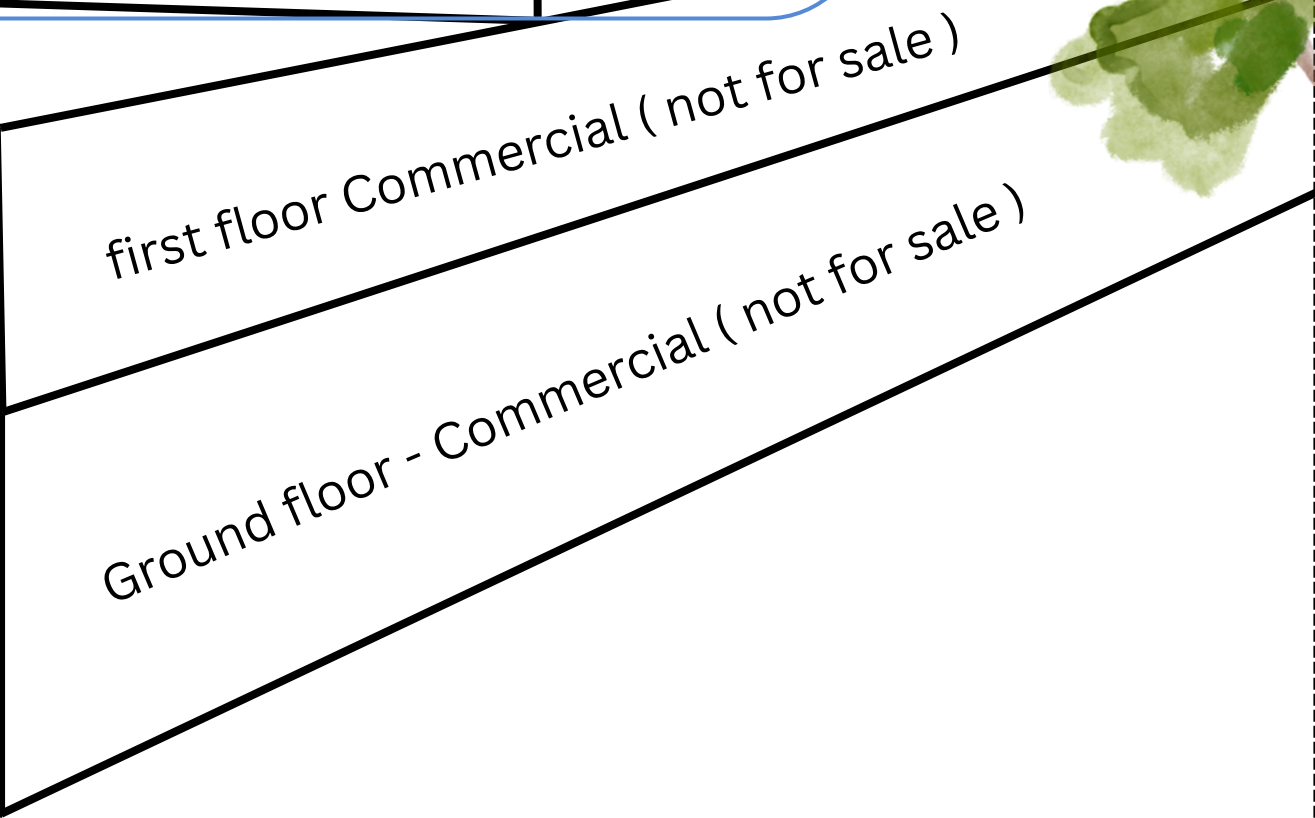
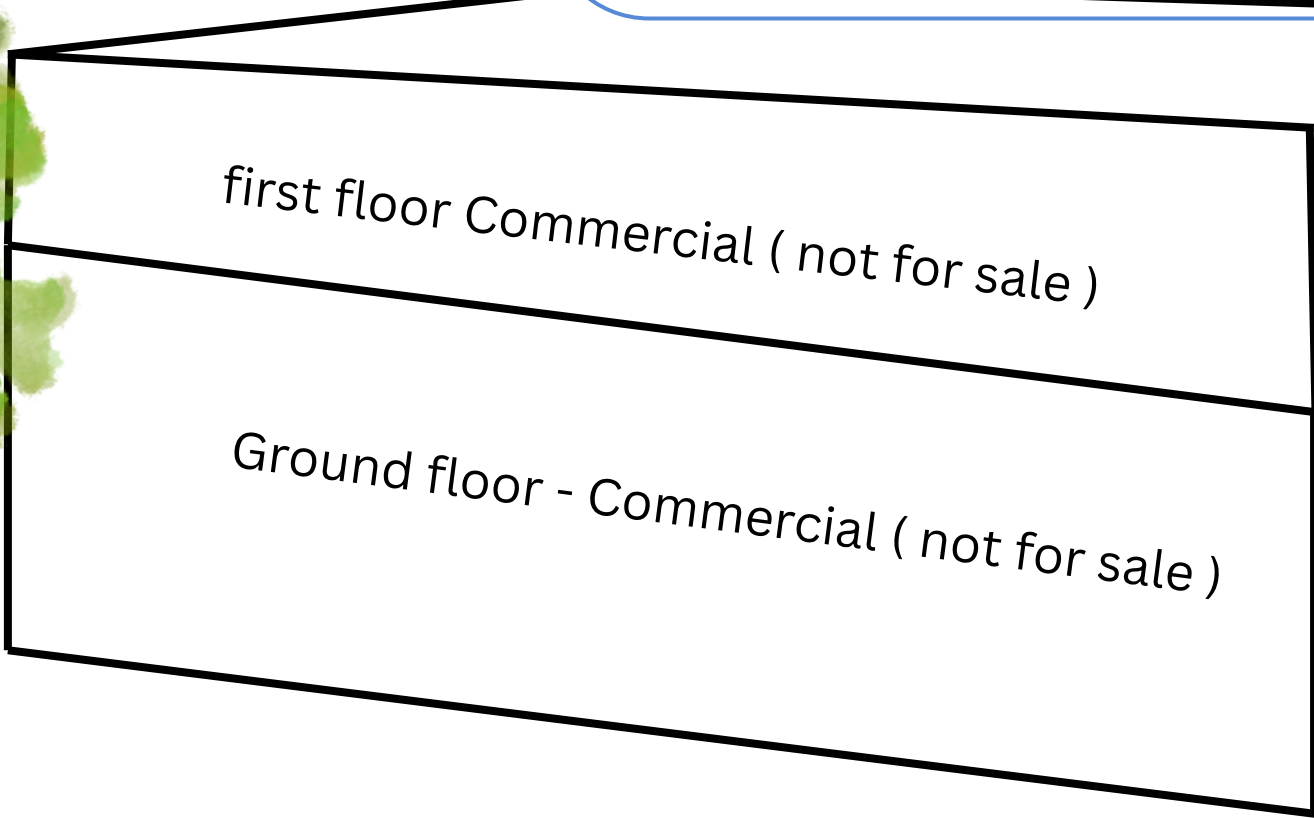
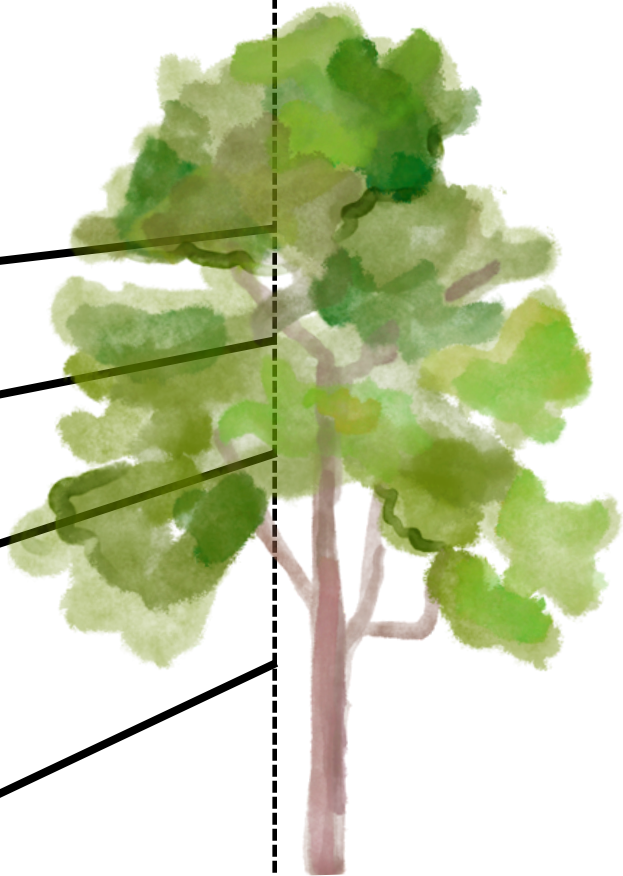
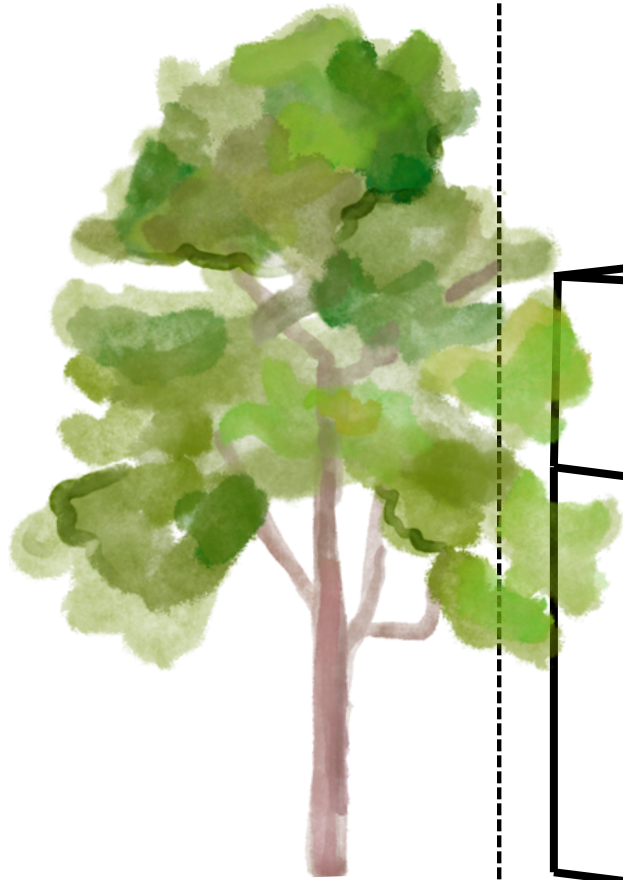
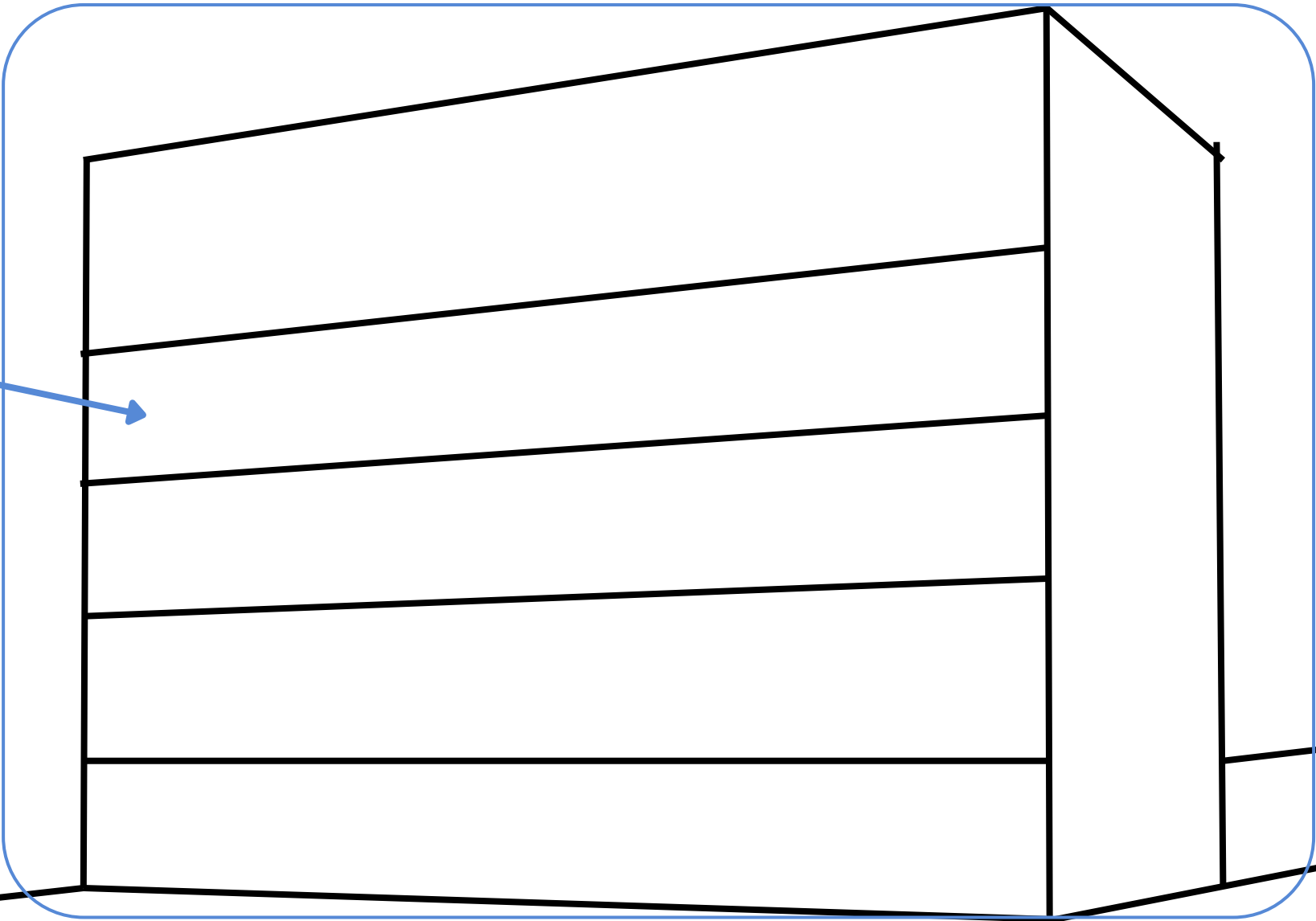
RAMSDEN HOUSE

Development opportunity
in the Heart of Huddersfield



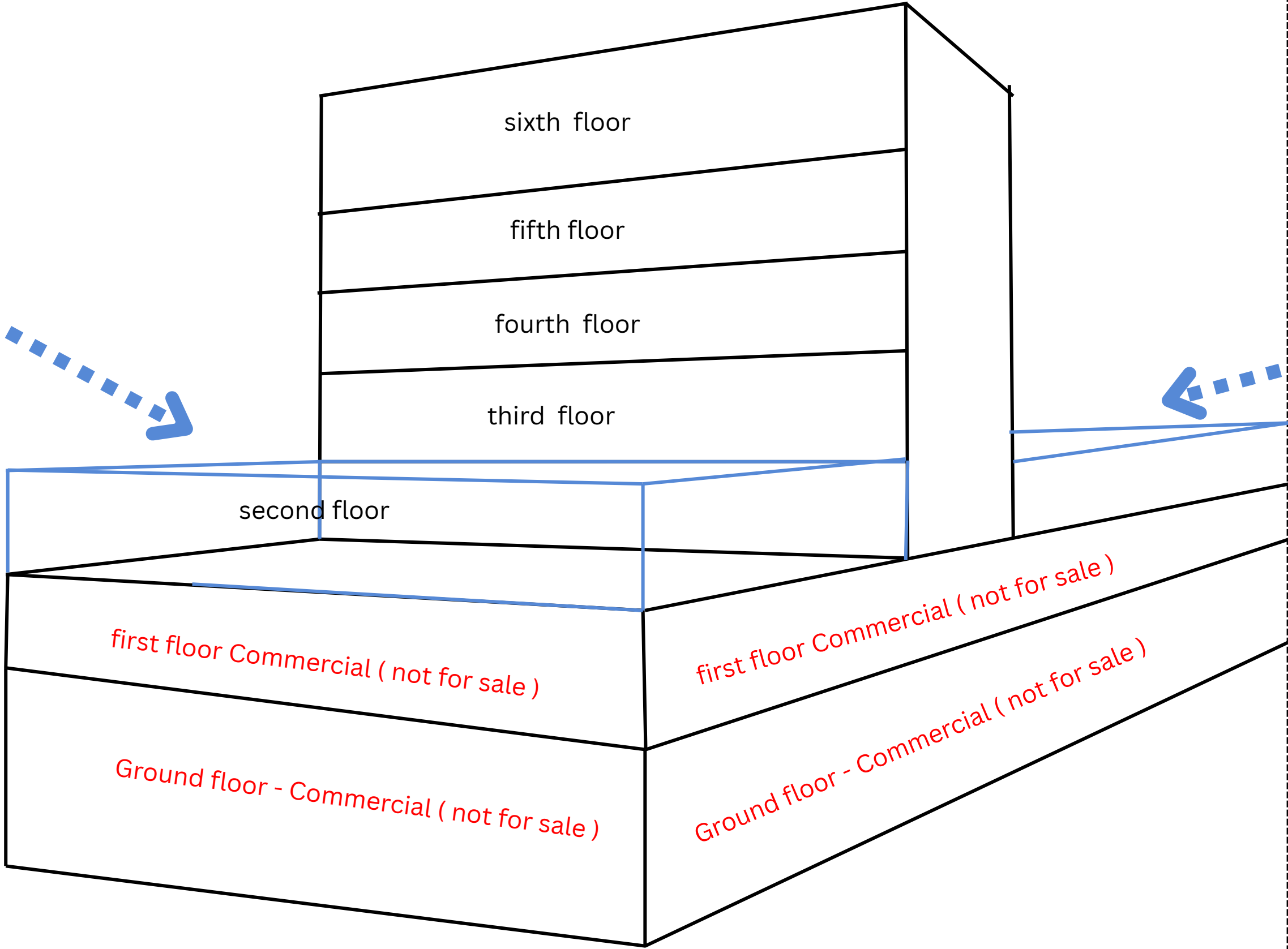
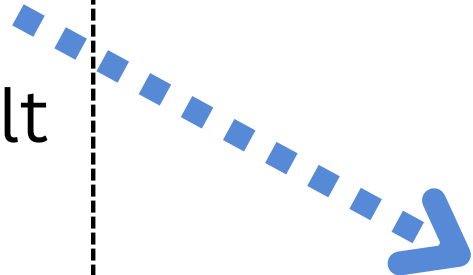
FRONT VIEW

for sale
Ramsden House
14,000 sqft

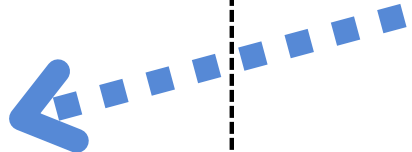


FRONT VIEW

Airspace
Additional over
8,000 sqft
ready to be built
on



Airspace
Additional over
10,000 sqft
ready for
development

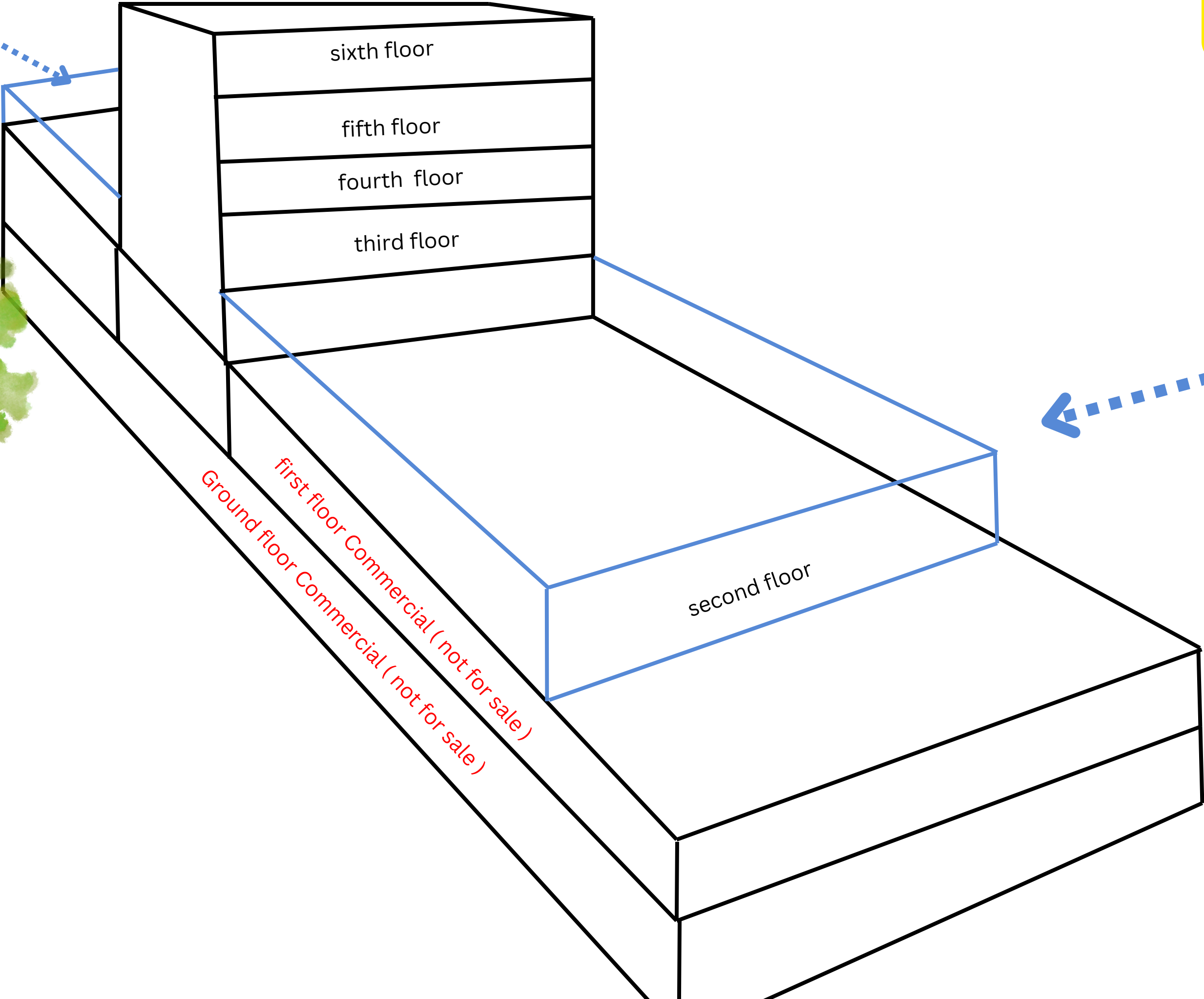


BACK VIEW

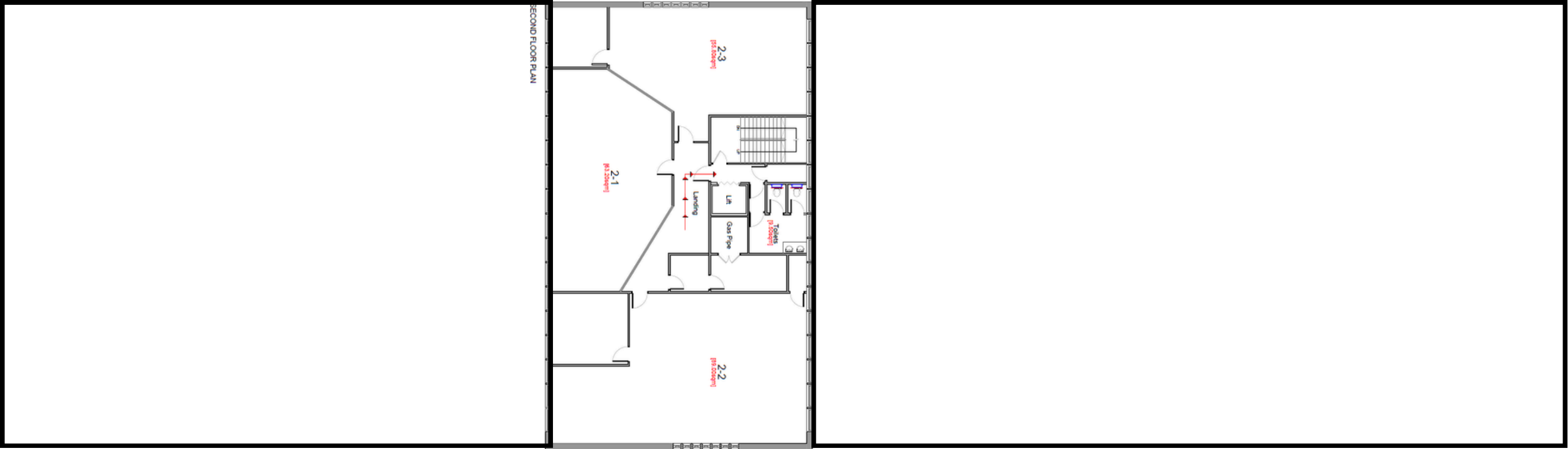
Airspace
Additional over
8,000 sqft
ready to be built
on



Airspace
Additional over
10,000 sqft
ready for
development



Potential new second floor with development



Value Proposition



Property Overview:

- **Floors for Sale: Basement (car park) + Floors 2, 3, 4, 5, and 6**
- Total Internal Area: Approx. 14,000 sq ft (excluding airspace & basement)
- Basement Car Park Size: Approx. 1,630 sq ft
- Location: Prime Huddersfield City Centre – excellent for student and residential demand



Financial Benefits:

- **Immediate Rental Income: Approx. £84,935 per year** from existing tenants
- Instant ROI: Income-generating from day one perfect for investors
- Freehold Ownership: Full control over the asset and future planning/development



Development Potential:

- **Approved Planning Permission:** Convert existing building into 45 residential studios
- Flexible Layout Options: Ideal for creating student accommodation clusters (potentially increasing bed count)
- **Airspace Development Opportunity: Add approx. 18,000 sq ft of extra space**
 - Suggested use: Reception area, gymnasium, communal lounges, or additional units

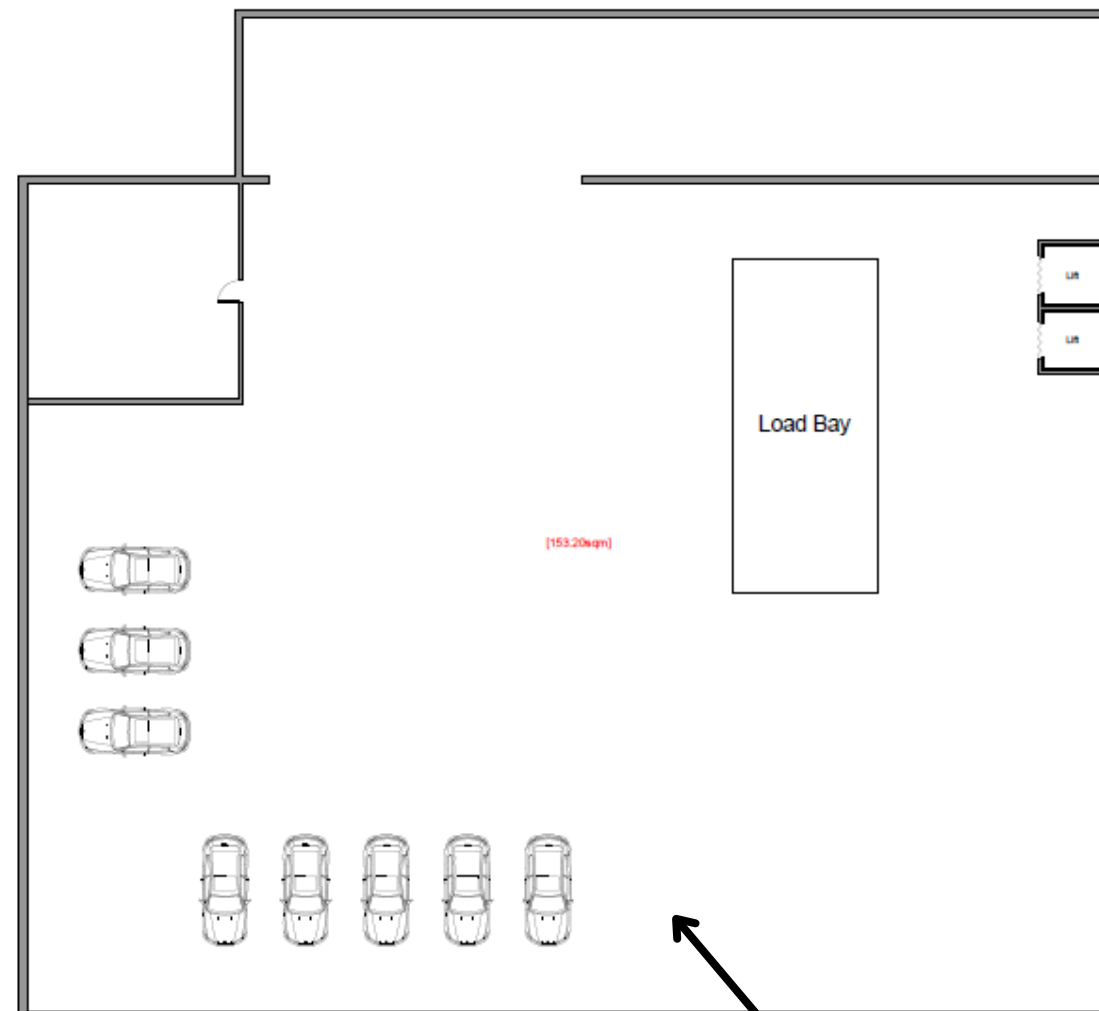
Strategist-Approved Planning:

- Investor-Ready Opportunity: Strong rental income already in place
- Location Backed by Demand: Huddersfield City Centre is a proven hotspot for student housing and urban rentals
- Adaptability: From studios to clusters—tailor the layout to your investment goals
- Long-Term Upside: Significant value can be unlocked through phased development and space optimization

Ramsden House

New Street, Huddersfield, HD1 2TW

The property also comes with a dedicated car park in the basement which comes with the freehold acquisition



BASEMENT FLOOR PLAN

Basement Carpark



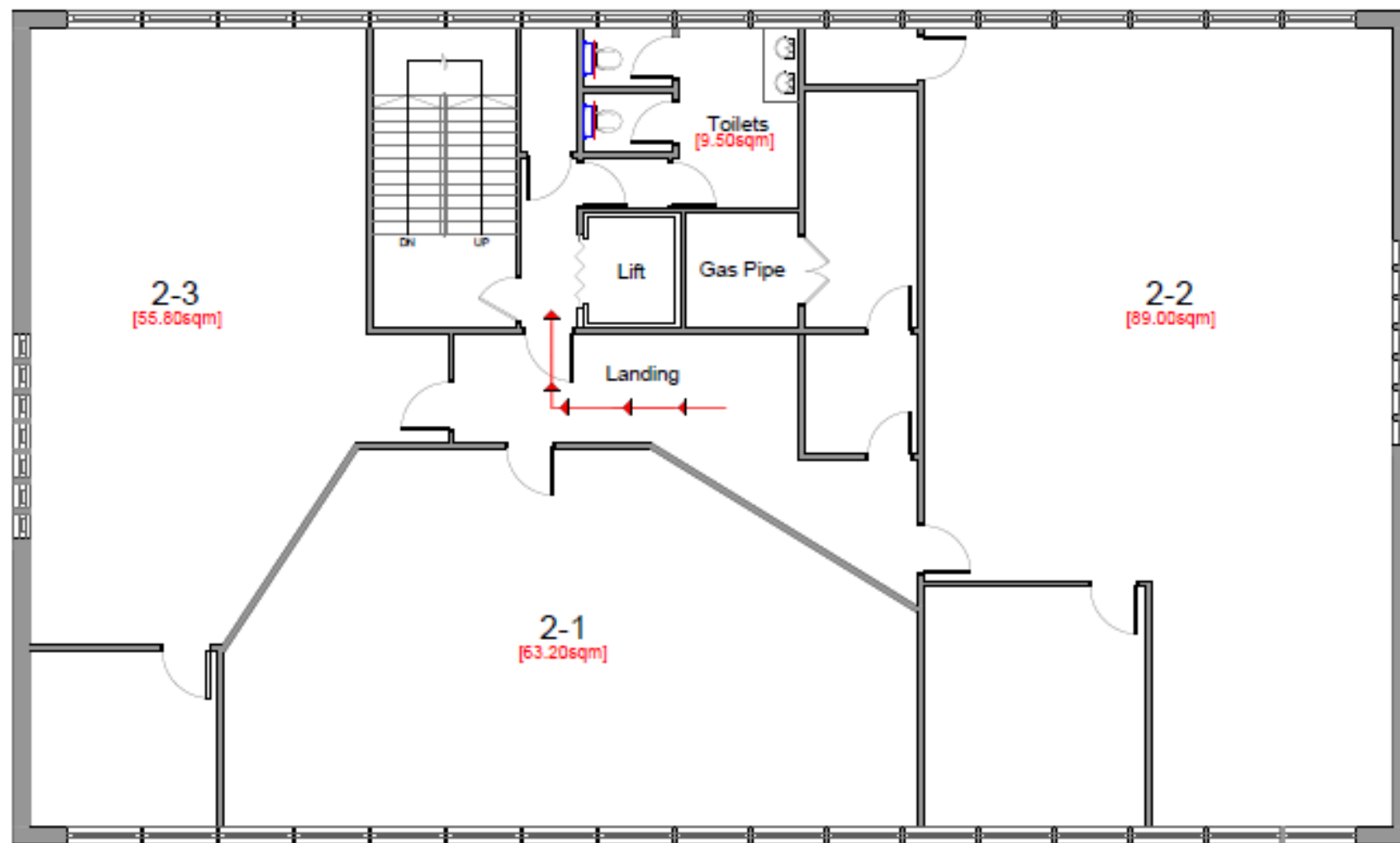
- Just a **6-minute walk from Huddersfield University** and **9 minutes from Kirklees College**, the location is perfect for student living, with flexibility for alternative uses such as **serviced apartments or hotel accommodation**. Strategically positioned in a high-demand rental area, this adaptable, investor-ready site offers strong income potential and long-term value through phased development.



Expansion Opportunity:

The property includes **14,000 sq ft of existing built space** that is ready for conversion, offering a quick and cost-effective route to expansion. In addition, **there is 18,000 sq ft of undeveloped airspace available**, presenting a valuable opportunity for further development. Together, **these spaces offer the potential to increase the bed capacity from 45 to over 80+**.

The layout shown below reflects the current floor plan of Ramsden House.



SECOND FLOOR PLAN

current Second Floor: 2,767 sq. ft



THIRD FLOOR PLAN

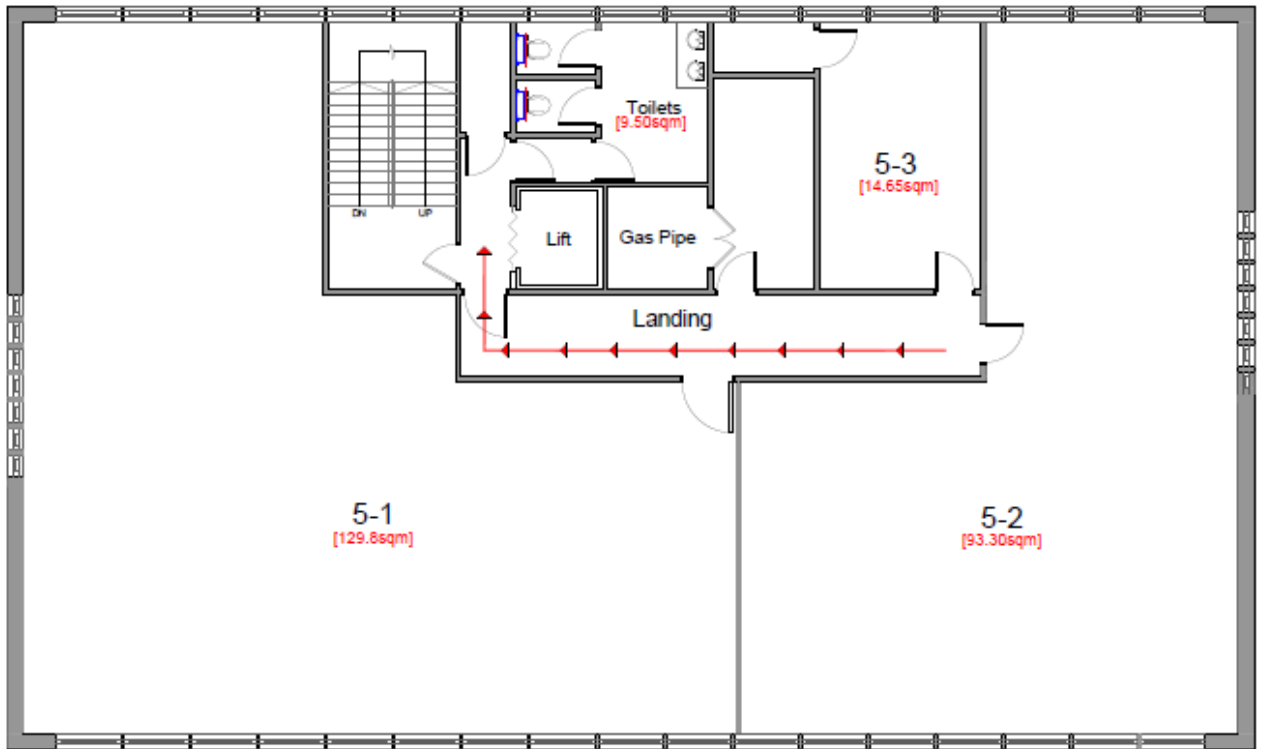
Third Floor: 2,827 sq. ft

The layout shown below reflects the current floor plan of Ramsden House.



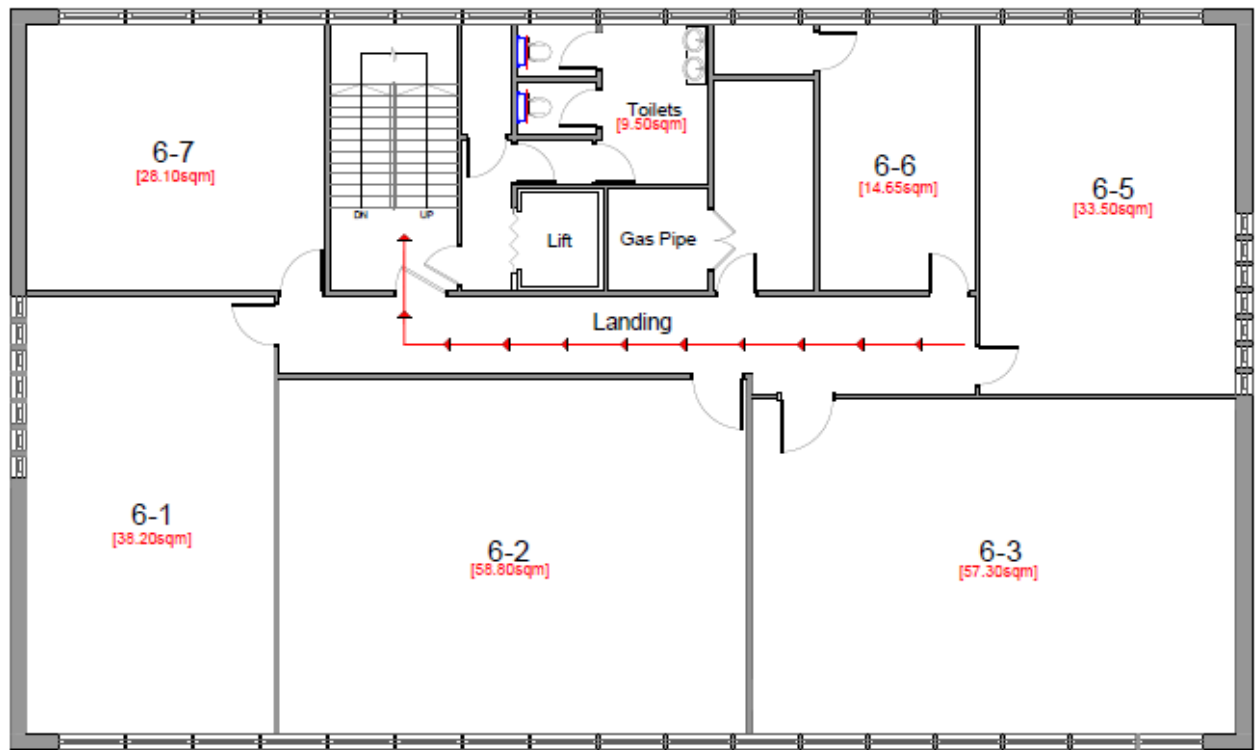
FOURTH FLOOR PLAN

Fourth Floor: 2,835 sq. ft



FIFTH FLOOR PLAN

Fifth Floor: 2,803 sq. ft



SIXTH FLOOR PLAN

Sixth Floor: 2,811 sq. ft


REDEVELOPMENT OPPORTUNITY

All the planning documentation is available on request. For further information please contact; Kirklees Council's Planning Department
01484 221000.

PROPOSAL

£895,000

FREEHOLD



Thank you for considering
Ramsden House. We look
forward to assisting you with
your investment.