

POTENTIAL DEVELOPMENT SITE  
FORMER WORKS/WAREHOUSING  
WITH HARD STANDING



# FOR SALE



## Land at Colonels Walk, Pontefract, WF8 4PJ

- Approx 1.7 acres
- Asking Price £500,000
- Ideal for a variety of uses
- Part hard standing
- Gated site
- Excellent location close to town centre and M62 Motorway



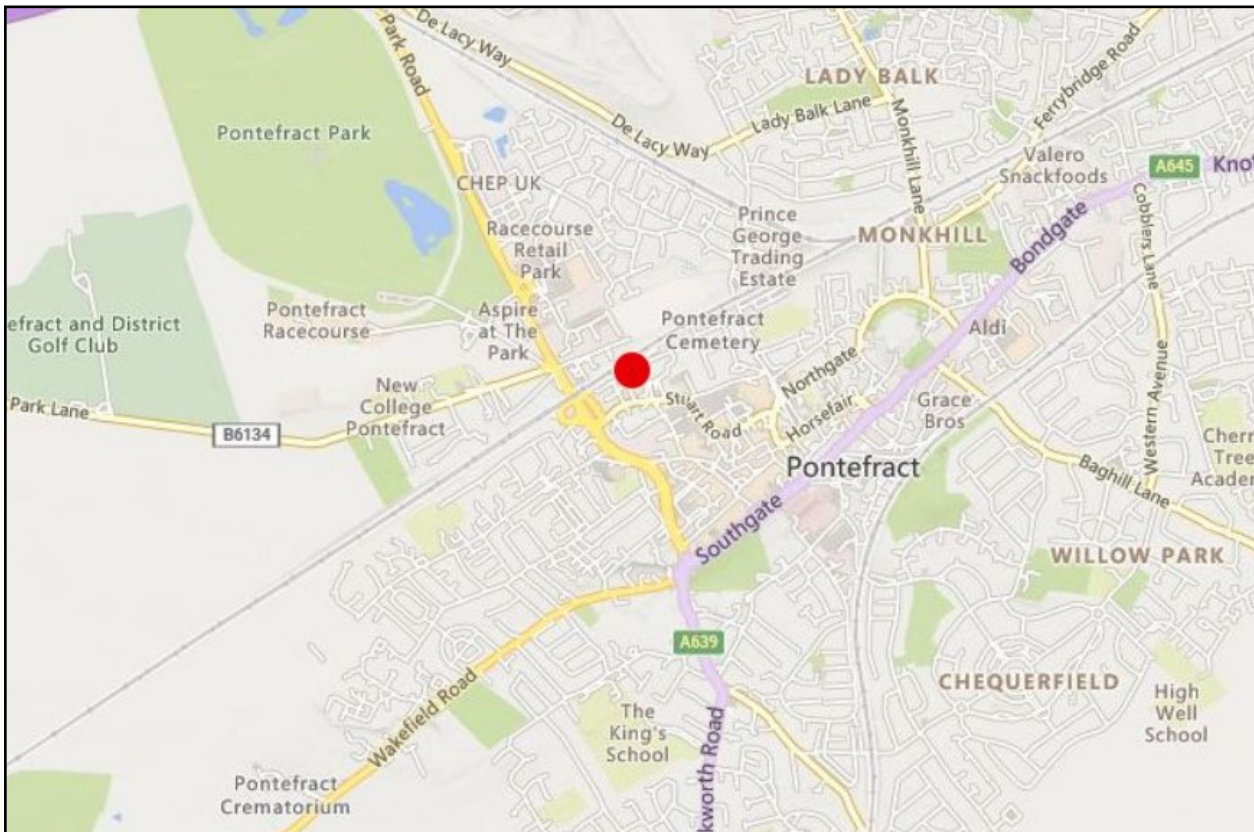
## DESCRIPTION

This is a rare opportunity to acquire a freehold site in such a convenient and sought after location, situated among other commercial users.

This was a former builders yard and whilst many of the buildings remain, it is thought that they will need demolishing to allow for redevelopment. However, part of the site benefits from hard standing which may prove valuable to a developer.

## LOCATION

The site is situated on Colonels Walk and is within walking distance of the town centre, racecourse and Pontefract New College. Junction 32 of the M1 Motorway is just a few miles away.



## PRICE

£500,000

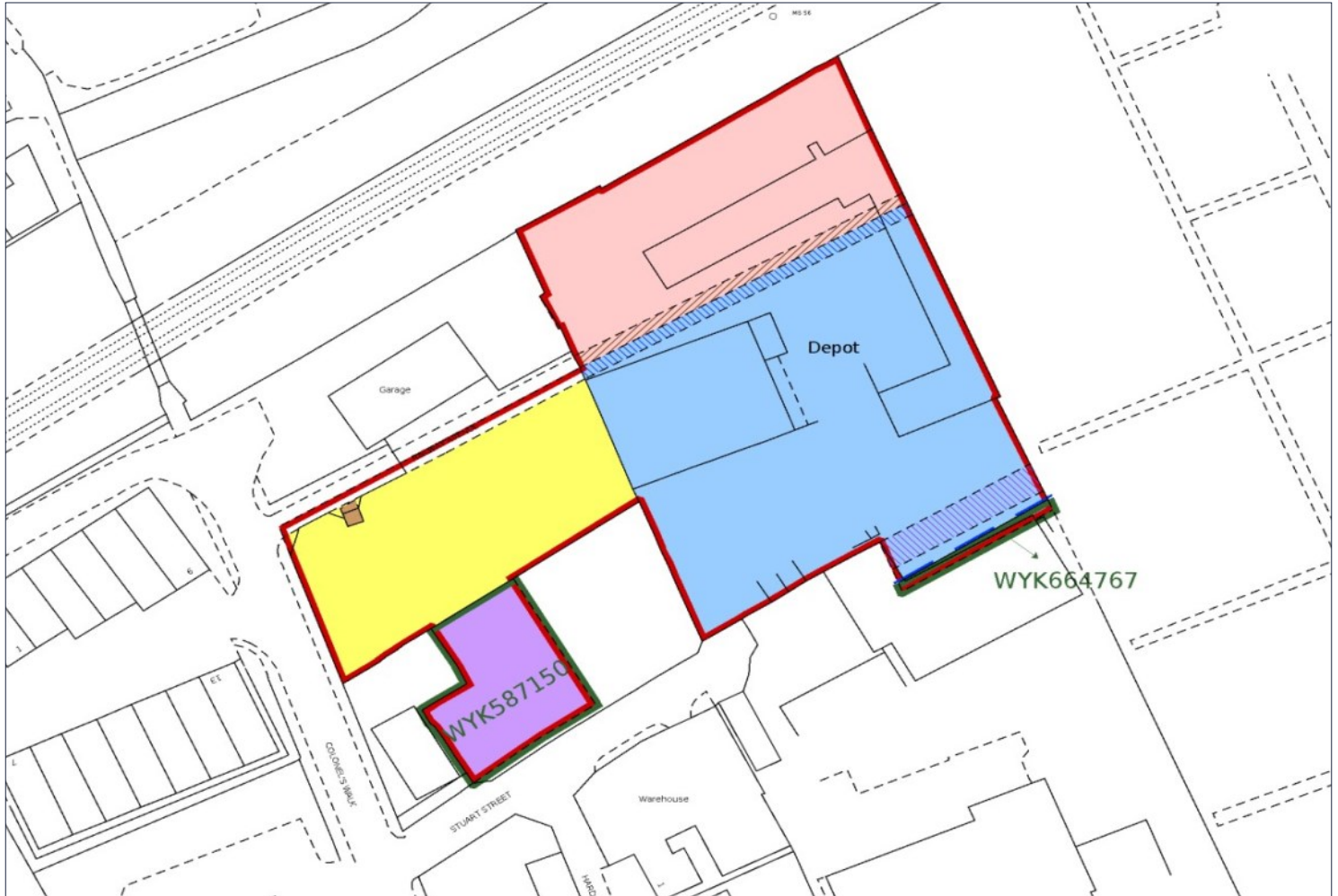
## RATES

We understand from the VOA website that the property is awaiting assessment. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p.

Interested parties are advised to confirm the above figures with the local authority.

## SITE AREA

Approx 1.7 acres. The site is edged red less the two areas edged in green.



## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

The landlord has not elected this site for VAT

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created March 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.