

WORKSHOP WITH OUTBUILDINGS

FOR SALE

PLANNING PERMISSION GRANTED
FOR A SINGLE DWELLING

Vickers
carnley



Phoenix Works, 80 Manor Road,
Ossett, Wakefield, WF5 0LF



- Main workshop - 740 sq ft (69 sq m)
- Total site area - 311 sq yds
- Unique development opportunity
- New workshop potential
- Popular village location
- May suit builder/developer
- Close to J40 of the M1 Motorway

DESCRIPTION

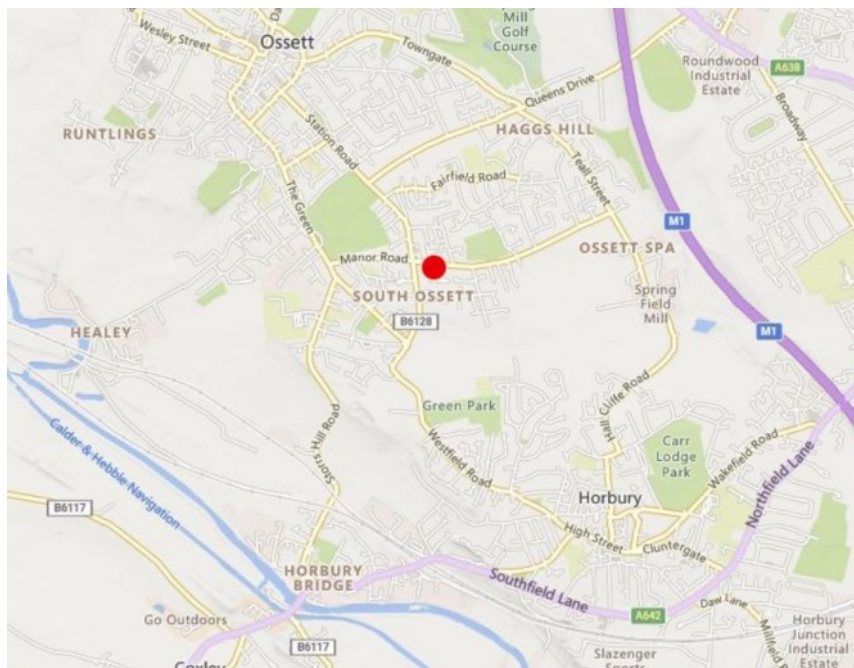
This is a broadly rectangular site with a concrete panel building and various outbuildings in need of repair. The site is being sold with planning permission for a single dwelling. The existing buildings could be refurbished/demolished to create a new workshop with yard area.

The site benefits from having all main services however, the gas supply is capped and therefore would need reinstating.

The planning application number is 23/01947/OUT. 9th October 2023 (any development must be completed within a 2 year time frame).

LOCATION

The property is situated in a very popular area on the fringe of Ossett town centre and is convenient for Horbury and Wakefield. Fronting onto Manor Road, close to its Junction with Station Road/Sowood Lane. Junction 40 of the M1 Motorway is just a short drive away.



ACCOMODATION

Main workshop - 37ft x 20ft = 740 sq ft

Plus various outbuildings.

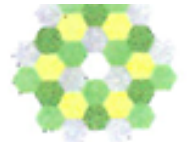
Total site area = 311 sq yds.

SUMMARY

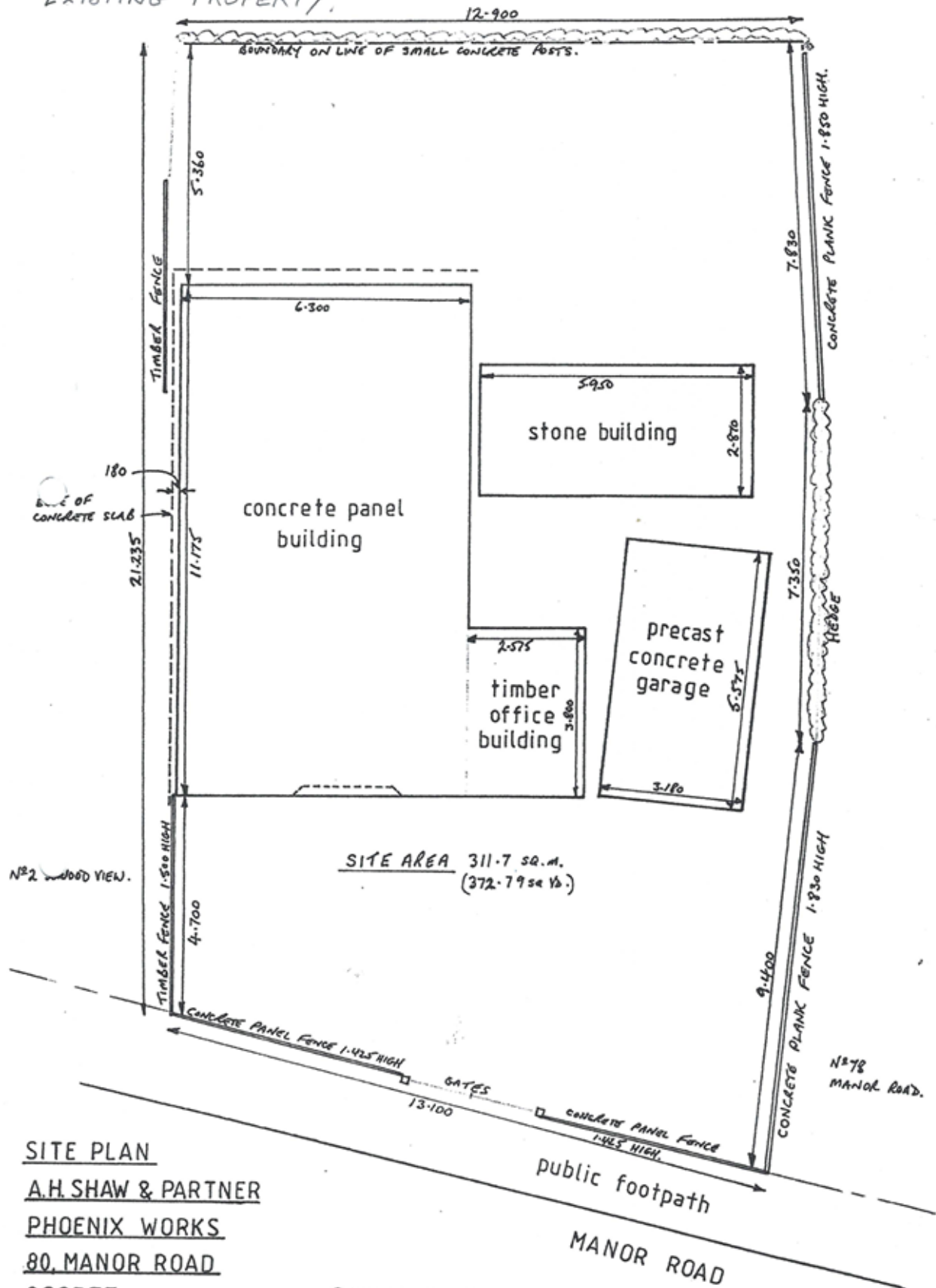
PRICE	£125,000
TENURE	Freehold.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Not required.

Land Registry Official copy of title plan

Title number **WYK921788**
Ordnance Survey map reference **SE2819NE**
Scale **1:1250**
Administrative area **West Yorkshire: Wakefield**



EXISTING PROPERTY.



SITE PLAN

A.H. SHAW & PARTNER

PHOENIX WORKS

80, MANOR ROAD

OSSETT

SCALE: 1:100

VIEWINGS & FURTHER ENQUIRIES



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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 updated October 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.