

FORMER SWIMMING POOL  
**FREEHOLD FOR SALE**  
ON SITE CAR PARKING  
DEVELOPMENT POTENTIAL

**Vickers**  
carnley



Former Pontefract Swimming Pool, Stuart Road, Pontefract,  
WF8 4PQ



- 11,832 sq ft (1,099.19 sq m)
- Offers Over £650,000
- Development potential
- Ample on site car parking
- Prominent town centre location
- Potential for a variety of uses
- Vacant possession

## DESCRIPTION

The swimming pool facility is offered to the market with vacant possession and is in need of substantial refurbishment works. The property could easily be adapted for a variety of users who require an open plan space with excellent on site car parking.

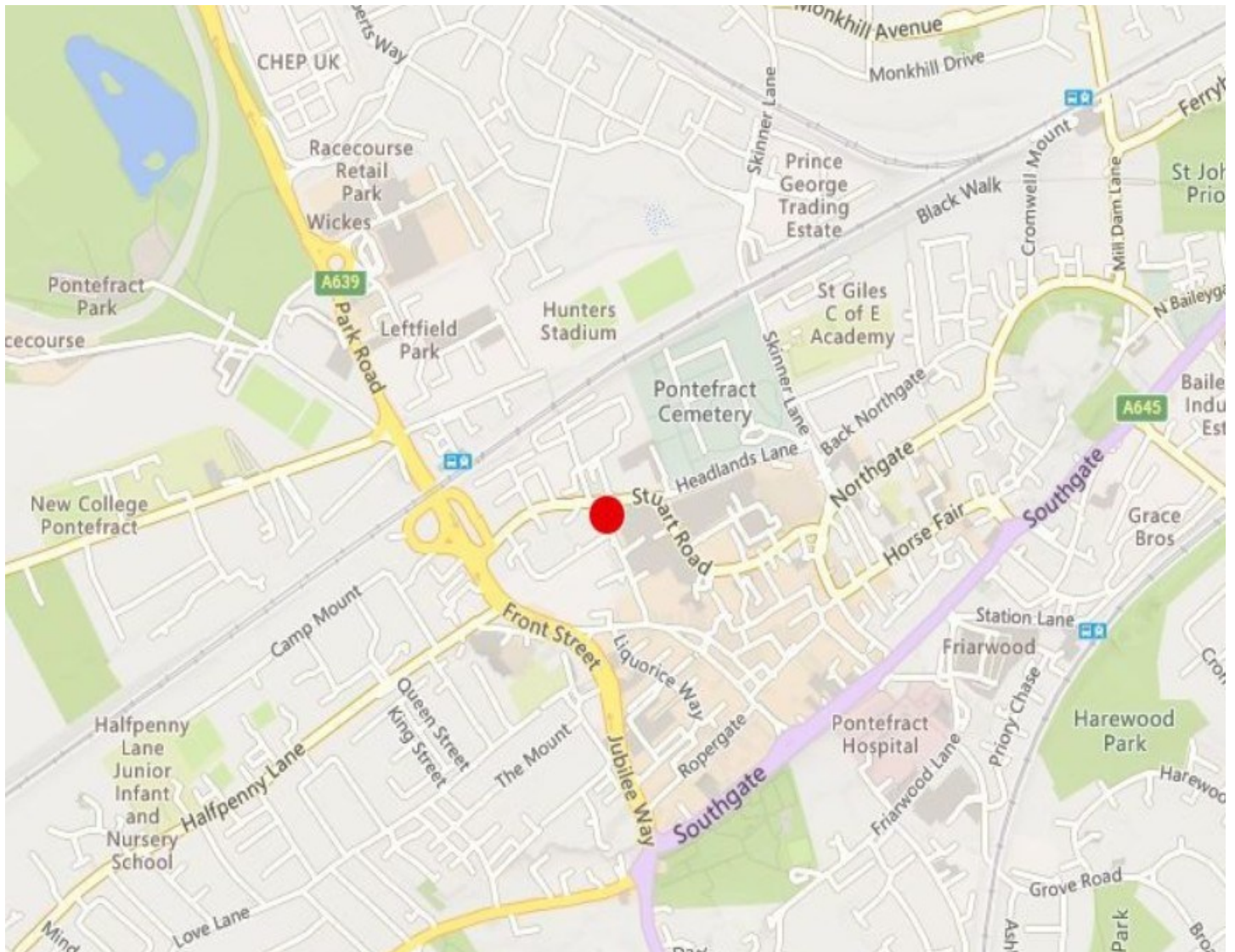
Due to its prominent location in the centre of Pontefract, the premises could be redeveloped subject to gaining the necessary planning consents. This could include residential conversion, retail, place of education, place of worship, medical/dentistry or training centre to name but a few.

## LOCATION

Situated in the heart of Pontefract town centre, within close proximity to Morrisons, Tesco and Iceland and within walking distance of all the local amenities and retailers.

In addition, to having its own private car park, the property is surrounded by ample pay and display car parks.

Junction 31 of the M62 is just a few minutes drive away.



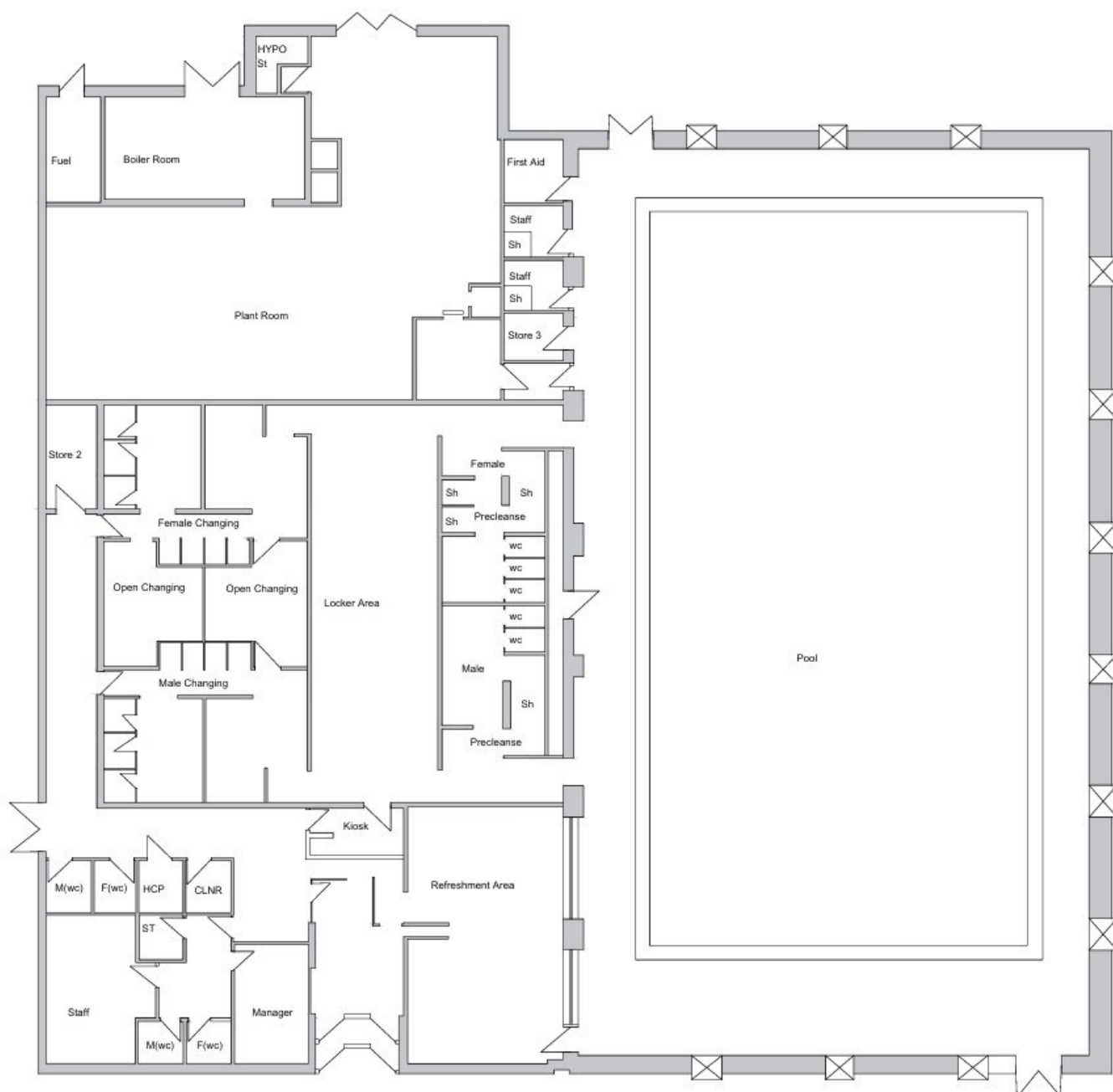


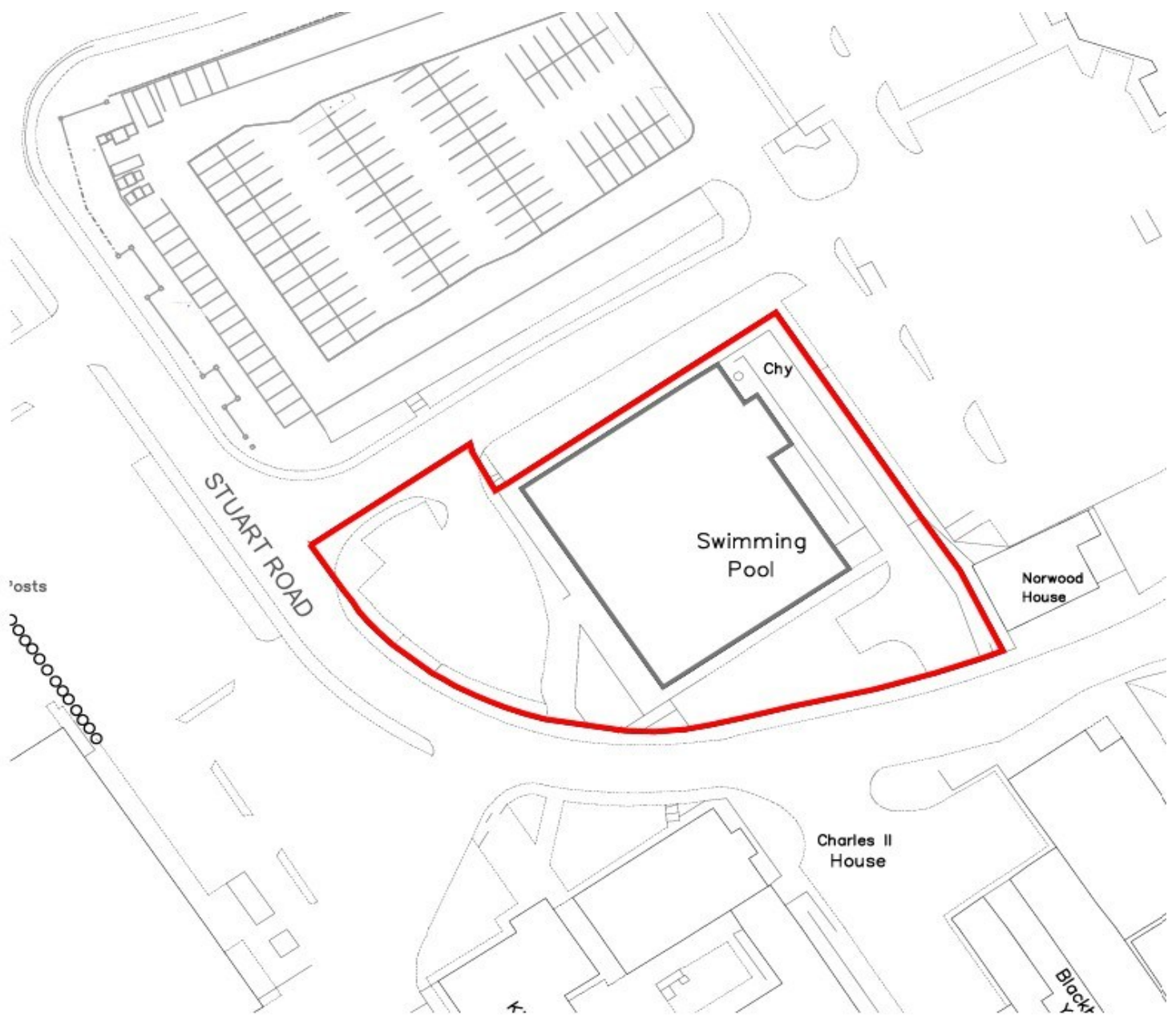
## ACCOMMODATION

Former swimming pool area- 102ft x 59ft = 6018 Sq Ft

Offices, reception area, changing rooms including Wc facilities, and plant room - 102ft x 57ft = 5814 Sq Ft

**Gross internal Area- 11,832 Sq Ft (1,099.19 Sq M)**





  Area of Land Edged Red = 3,620m sq or Thereabouts



## SUMMARY

PRICE	Offers Over £650,000
RATEABLE VALUE	The rateable value is currently £0. The previous rateable value from April 2023 was £68,500.
VAT	Not applicable.
LEGAL FEES	It's the buyers responsibly to meet the costs of both the vendors legal and surveyors fees.  Surveyor fees– 2% Legal Fees– 0.75%
EPC	Awaiting assessment.

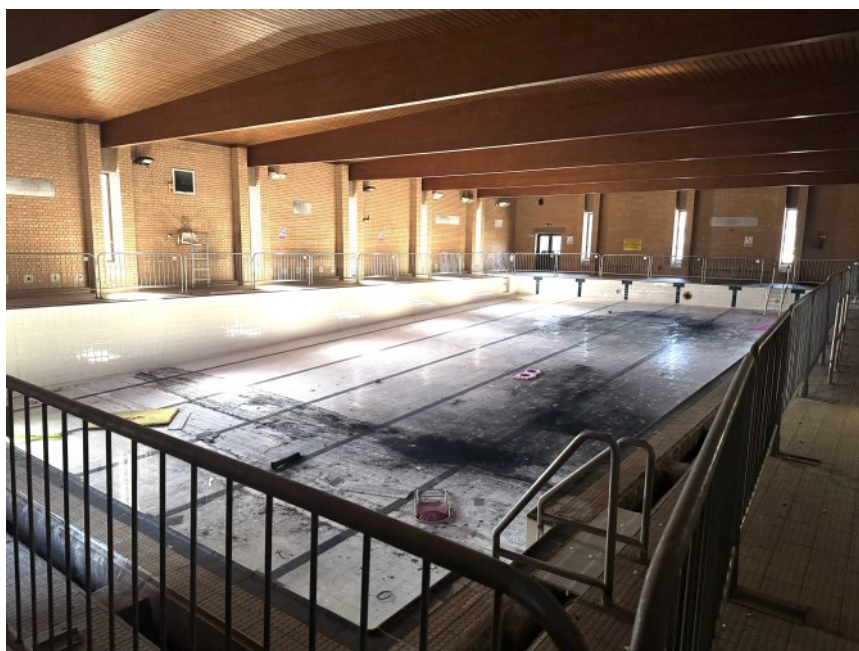
## VIEWINGS & FURTHER ENQUIRIES



**Lee Carnley**  
01924 291500  
lee.carnley@vickerscarnley.co.uk



**Isobel Smith**  
01924 291500  
isobel.smith@vickerscarnley.co.uk



## 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 April 2025 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.