

FREEHOLD FOR SALE

REDEVELOPMENT POTENTIAL



Former Horbury Health Centre, 2a Westfield Road,
Horbury, Wakefield, WF4 6LL

- Former Health Centre
- Superb position in the centre of Horbury
- Redevelopment potential
- 5,655 sq ft / 525 sq m
- Site area approx. 0.3 acres
- OIRO £375,000



DESCRIPTION

This former medical centre which is in need of significant repair, offers a strategic location in the centre of Horbury. The premises are mainly single storey and two storey to front. To the rear there is a private car park for 8 vehicles plus limited parking to the front.

The property offers excellent development potential which may include either a residential conversion or alternatively a commercial use such as place of education, day nursery, funeral home, medical centre to name but a few, subject to gaining the necessary planning permission.

Interested parties should be aware that this site is in a state of disrepair and therefore should not attempt to enter the site without prior permission.

The property currently has architect drawings for 2 apartment blocks which can be made available to a potential buyer. The site is being sold without residential planning permission.

ACCOMMODATION

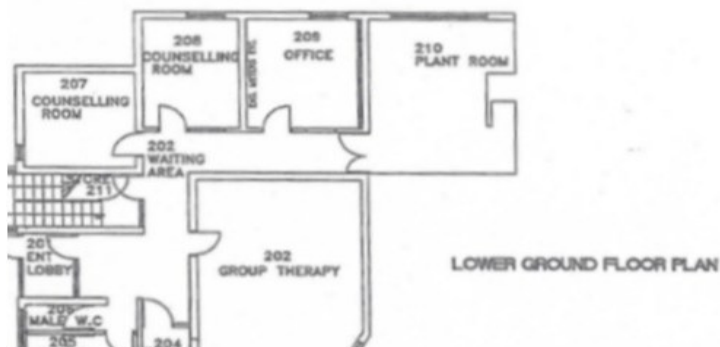
Horbury Health Centre	Sq ft	Sq m
Ground Floor	4,499	418
Lower Ground Floor	1156	107
Total	5,655	525



Floor Plans



GROUND FLOOR PLAN



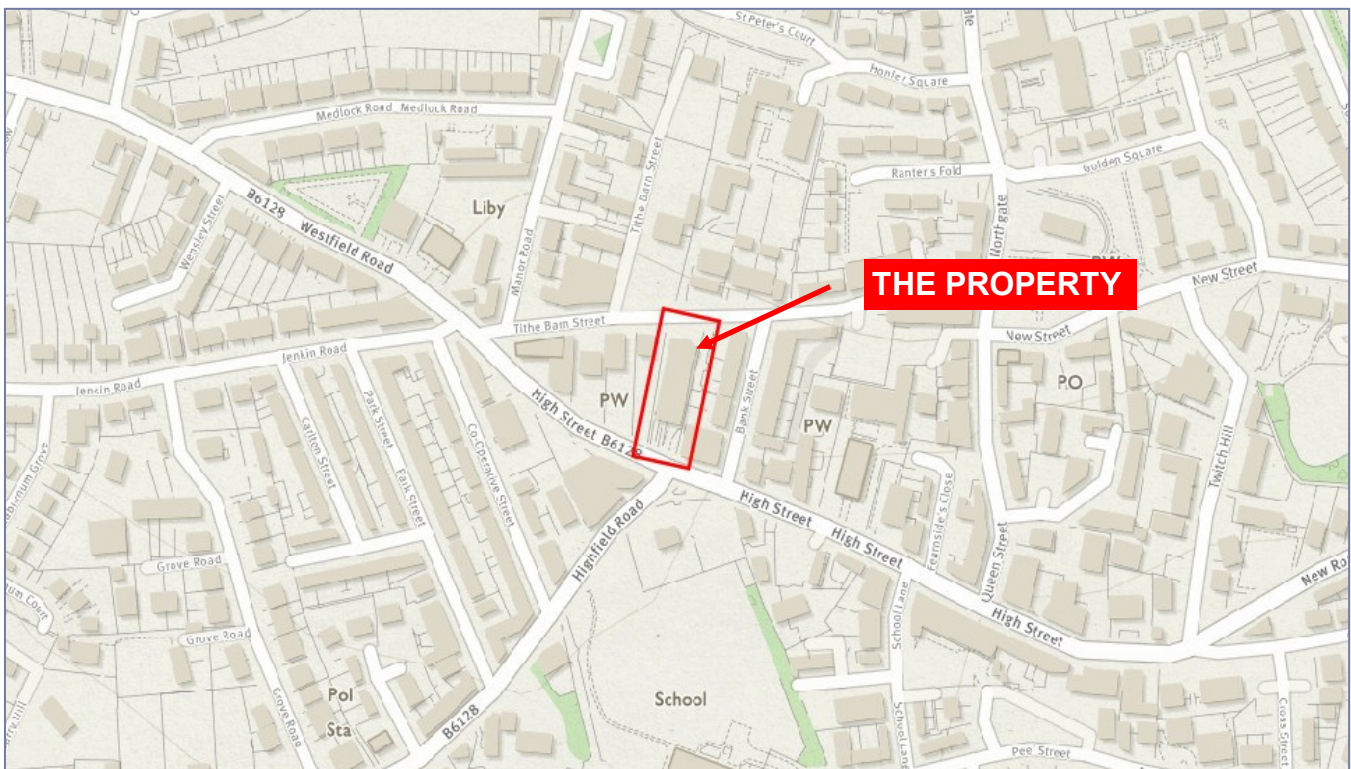
LOWER GROUND FLOOR PLAN

Title Plan



LOCATION

The premises front onto Wakefield Road in the centre amongst other retailers and residential areas, being opposite Nettleton's Furnishings and just a few paces away from the newly developed Methodist Church. This really is a centre location at the heart of the ever popular town. Horbury benefits from having ample free car parking which is also walking distance of the property.



SUMMARY

PRICE	£375,000
TENURE	Freehold
RATEABLE VALUE	£12,750
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	E101

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 prepared September 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.