

POTENTIAL DEVELOPMENT SITE  
(Subject to planning)  
FORMER MEAT FACTORY  
WITH EXTENSIVE OPEN YARD AREAS  
**FOR SALE**



99 Dale Street, Ossett, WF5 9HW



- 0.3 acres (Red line is for illustrative purposes only)
- Ideal for redevelopment
- Factory/warehouse facility
- Surfaced external areas
- Three phase power
- Close to Ossett town centre and J40 of the M1



## DESCRIPTION

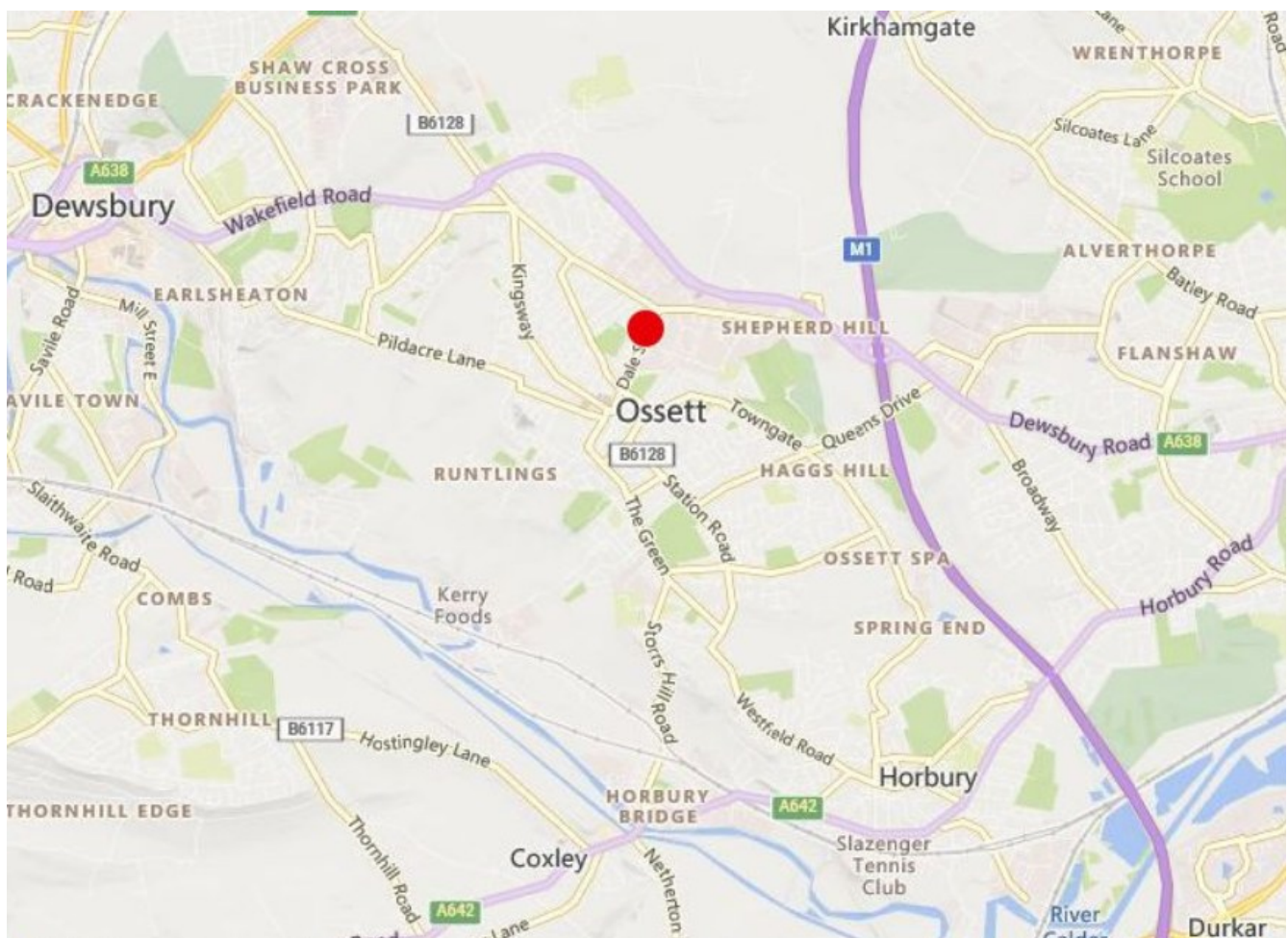
This is a former food factory but now needs substantial repair and refurbishment to bring it up to date. However, the site would prove ideal refurbishment or total redevelopment, subject to gaining the necessary planning permission.

Internal parties should be aware, that there is an electrical sub station which is marked red on the plan attached to the marketing particulars.

The site benefits from having three phase electricity and a substantial gas supply.

## LOCATION

The site is ideally situated on the fringe of Ossett town centre situated amongst both residential and commercial users. Junction 40 of the M1 Motorway is just a few minutes drive away.



## ACCOMODATION

Workshop - 110ft x 33ft 9in = 3,712 sq ft

Store - 14ft 9in x 19ft 4in = 285 sq ft

Office - 11ft 6in x 9ft 9in = 112 sq ft

**Total net internal area = 4,109 sq ft**



## SUMMARY

PRICE	£425,000
RATEABLE VALUE	£23,000
SMALL BUSINESS RATES RELIEF	Not applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment.

## 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 created February 2026 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.