

YARD TO LET

THIS SITE IS NOT SUITABLE FOR ANY
RECYCLING/WASTE OPERATORS



Pondside Yard, Earnshaw's Wood Yard, Stocksmoor
Road, Midgley, WF4 4JG



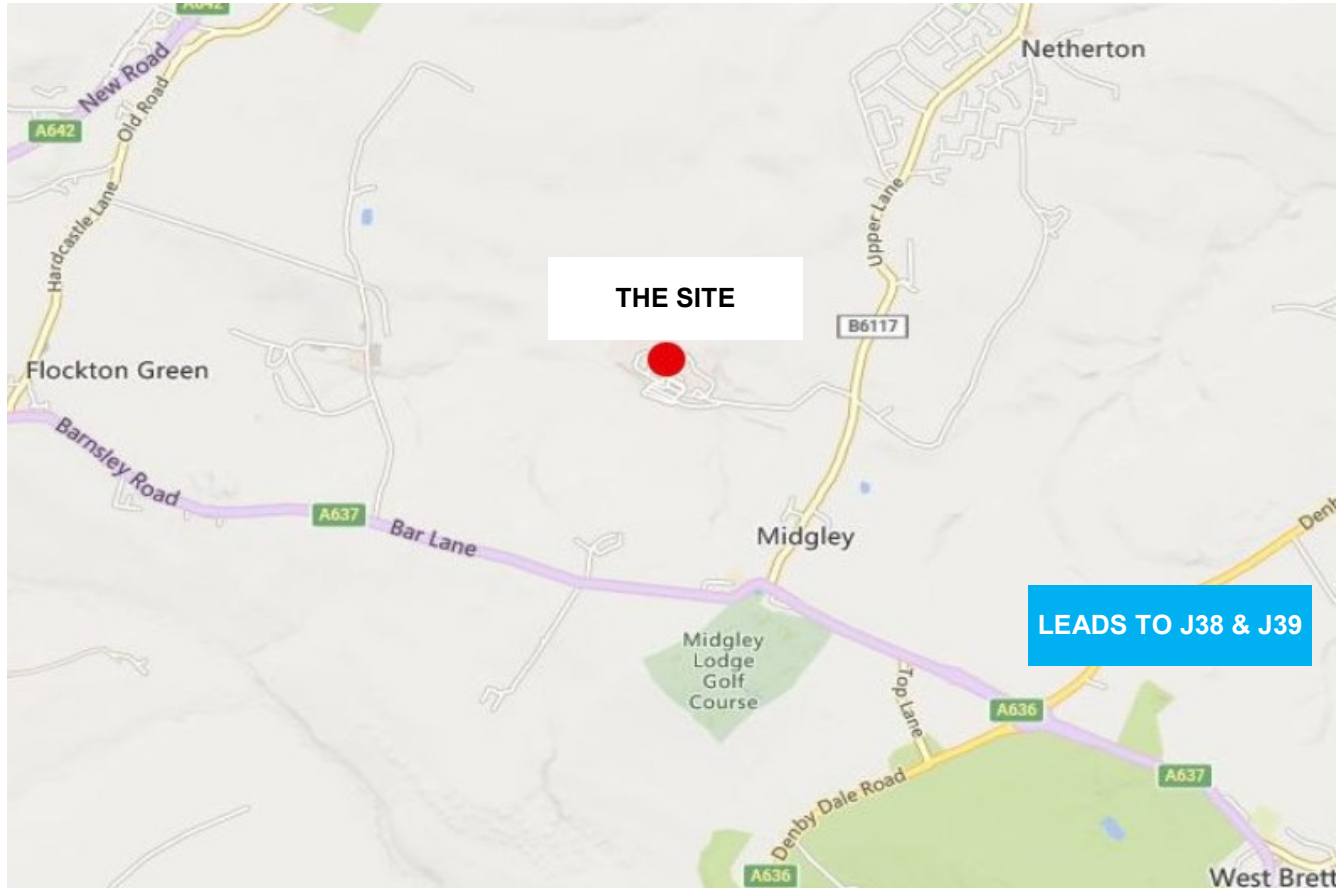
- Approx. 0.7 acres
- Level site
- Would suit new car storage
- Secluded location
- Convenient for Junctions 38 & 39 of the M1 Motorway

DESCRIPTION

This is a levelled yard area having hard standing in parts and tree lined to the perimeter. Interested parties should be aware that overhead power cables cross the entrance of this site.

LOCATION

The site forms part of the Earnshaw's wood yard and is easily accessible for most vehicles. The site is less than 4 miles away from The M1 motorway, situated on the fringe of Midgley yet convenient for both Junctions 38 & 39 of the M1.



SUMMARY

RENT	£42,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	The rates are included within the rent.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Not applicable.

ACCOMMODATION

Approx. 0.7 acres

The below boundary plan is for illustrative purposes only.



VIEWINGS & FURTHER INFORMATION



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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 or 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 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.