

FREEHOLD

FOR SALE

MAY SUIT COMMERCIAL OPERATOR



KINZA HOUSE

396 ABERFORD ROAD, WAKEFIELD, WF3 4PQ

- 4,495 sq ft (418 sq m)
- Approx. 1.9 acres site
- Dual gated access with excellent hardstanding/car parking
- Convenient direct rail service to major cities
- Close to the M1, M62 and A1 motorways
- Short drive to the City Fields development

DESCRIPTION

This residential property was originally developed with a commercial use in mind and therefore could be ideally suited for a user looking to make full use of this very spacious property and the excellent site area of approximately 1.9 acres.

Externally, there is hard standing for at least forty vehicles. Considering all of this, the property could prove ideal for a variety of uses including children's day nursery, educational facility, clinic, horticultural operation, kennels or any other business requiring a site of this size.

Currently the property is being under utilised consisting of two self contained flats on the first floor which have been purposely developed to meet the current owners needs. Interested parties who may be looking to convert the property back to a family home could very easily create a stunning 5/6 bedroomed property overlooking open farm land.

To the rear of the property, there is an oversized double garage with substantial surfaced car parking areas.

The property sits on a site area of approximately 1.9 acres which could be easily utilised as an equestrian facility or in fact any hobby that requires outdoor space. This is enhanced with a former workshop/store extending to 1,000 sq ft which could be adapted to suit most hobbies.

This really is a unique one off opportunity that very rarely comes to the market place.

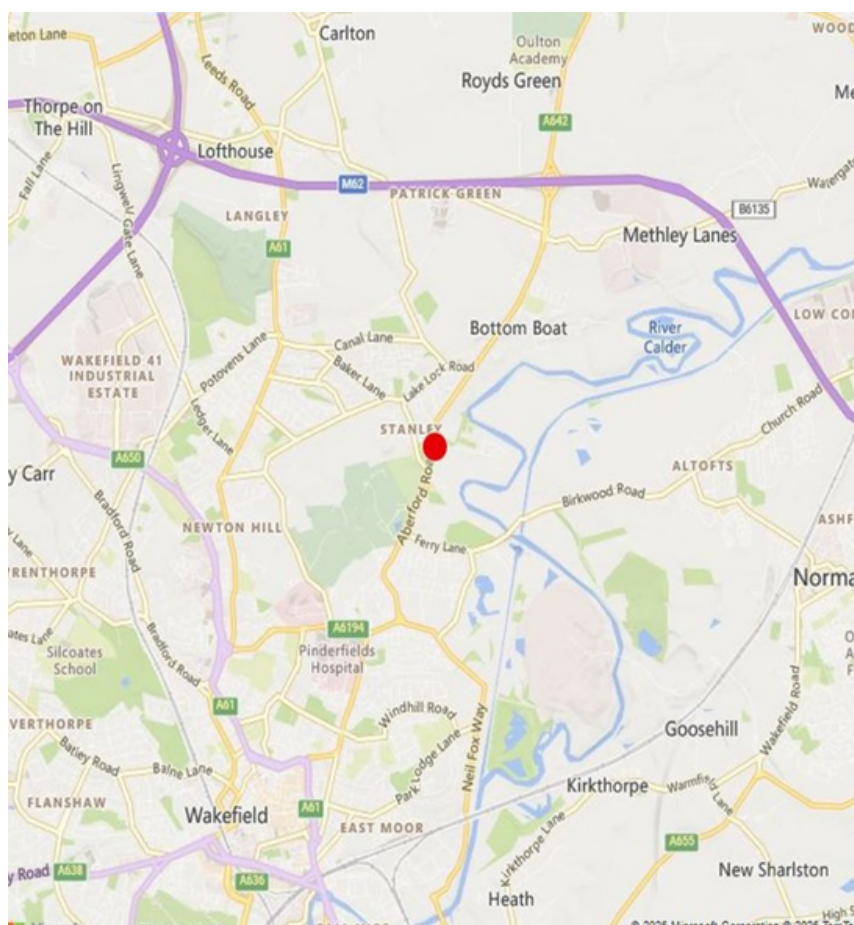
LOCATION

The property occupies a superb location being situated part way between Wakefield city centre and Junction 30 of the M62 Motorway.

Also close by is the City Fields development where hundreds of houses have recently been constructed along with a neighbourhood centre which is to include a Marks and Spencer's food store.

Also close by are the villages of Stanley, Rothwell and Outwood.

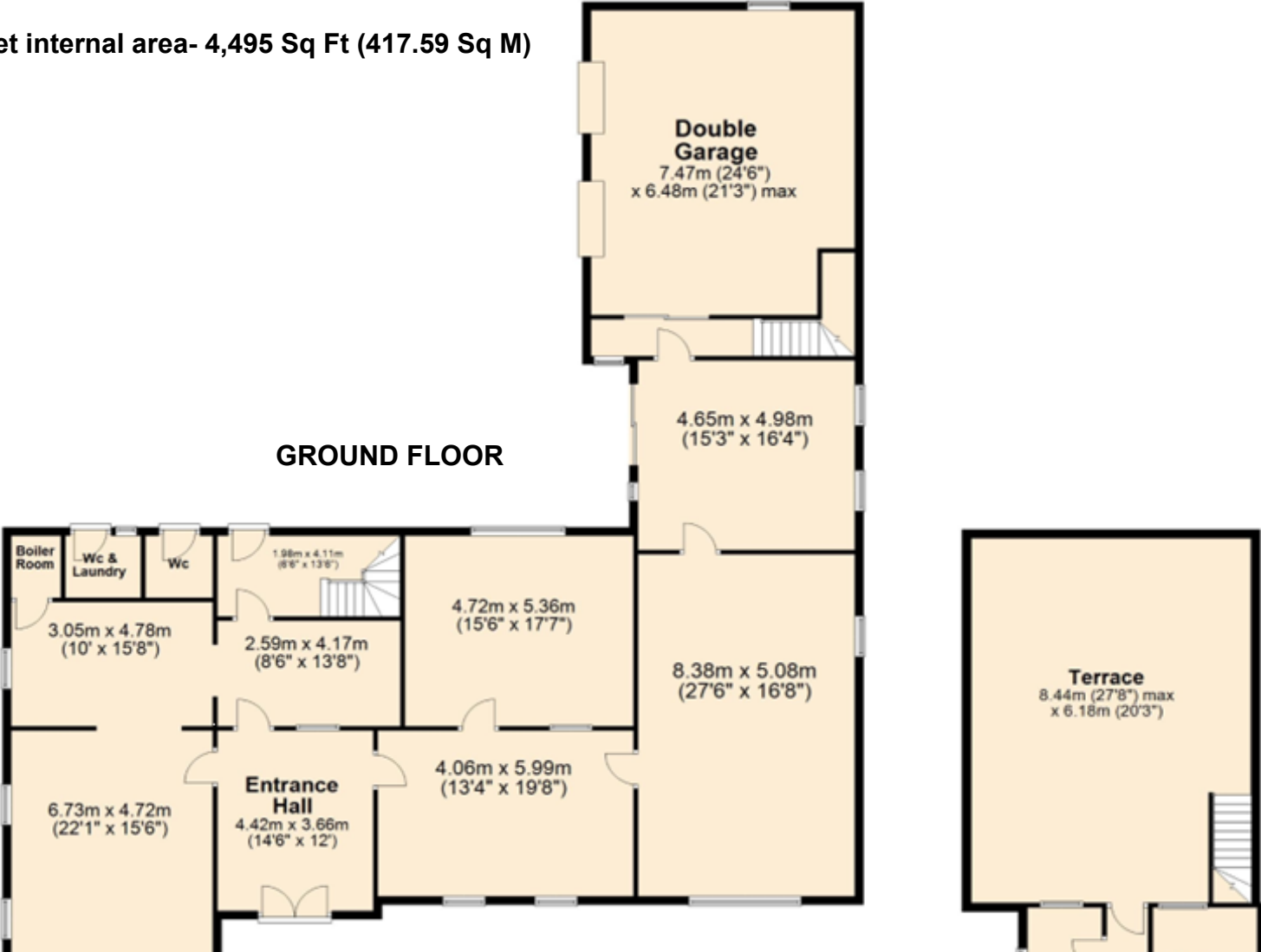
This really is a convenient location being just 5 mins drive from the M62, M1 and A1.



ACCOMMODATION

Net internal area- 4,495 Sq Ft (417.59 Sq M)

GROUND FLOOR



FIRST FLOOR





SUMMARY

PRICE	£1,400,000
LOCAL AUTHORITY	WAKEFIELD MDC
COUNCIL TAX	C
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-69
VIEWING	Strictly by appointment only.
PLANNING	Interested parties should make their own enquiries with regards to any change of use from residential to commercial.

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 September 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.