



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**RE-AVAILABLE FOLLOWING ABORTIVE NEGOTIATIONS**

**FOR SALE**

## **WELL LOCATED RESIDENTIAL CONVERSION WITH CONSENT**

**NORTHFIELD MILL, CHURCH STREET, OSSETT,  
WEST YORKSHIRE, WF5 9DG**

1,227 m<sup>2</sup> (13,204 sq ft) on 0.43 acres



- Two storey mill building consented for conversion to create 34 one bedroom duplex apartments
- Conveniently located less than half a mile north west of Ossett town centre and within two miles of J40 M1
- Refurbishment works already commenced

**0113 2348999**

## Location

Northfield Mill is located fronting the western side of Church Street, equidistance from its junctions with Dale Street and Dewsbury Road, less than half a mile to the north west of Ossett town centre. The property is located in a mixed use area including offices to the north along with residential – both apartments and townhouses – to the east and south.

Ossett continues to be an attractive residential area being well located only two miles from junction 40 of the M1 motorway providing excellent links to the wider West Yorkshire area including Wakefield and Leeds city centres.

## Description

Northfield Mill is a prominently located two storey stone mill building constructed in circa 1888 under a pitched and hipped slate roof.

The property has been vacant for a significant period although the owners - following the securing of a planning consent for conversion in 2009 - have commenced conversion works including the erection of some internal blockwork walls.

Externally the property benefits from a forecourt to the front, with access immediately off Church Street, along with land to the rear (overlooking residential).

**Total Site Area** 0.18 ha (0.43 acres) or thereabouts

## Accommodation

The existing building provides accommodation over two levels.

**Gross Internal Floor Area** 1,227m<sup>2</sup> (13,204 sq ft)

## Services

We are advised mains water, sewer drainage, gas and electricity are connected to the site although no tests have been carried out on any of the aforementioned services or appliances. We therefore cannot comment as to their condition or capacity.

## Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

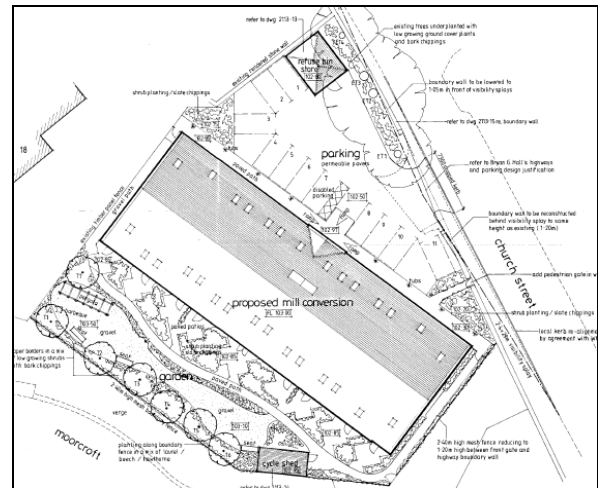
## Planning

We are advised the property secured a change of use in October 2009 (application number 09/01485/FUL) for conversion to create 34 one bedroom duplex apartments.

The proposed duplex apartments vary in size ranging from 35.7m<sup>2</sup> (384 sq ft) up to 62.7m<sup>2</sup> (675 sq ft) with a proposed gross internal floor area (following conversion) of approx 1,598m<sup>2</sup> (17,198 sq ft) or thereabouts.

The planning consent includes 11 car parking spaces to the front of the property and large common garden areas to the rear.

Additional information including the decision notice, plans and surveys relating to the planning consent secured are available upon request from the sole joint agents.



Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 01924 306090.

## Price

Seeking offers in the region of £500,000.

## VAT

The price quoted is exclusive of VAT and as VAT may be charged on property we recommend seriously interested parties seek their own advice.

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

**Michael Steel & Co**  
**Alec Michael**

**Tel: 0113 234 8999**  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

**Holroyd Miller & Co**  
**Hearl Lenton**

**Tel: 01924 465671**  
[hearl@holroydmiller.co.uk](mailto:hearl@holroydmiller.co.uk)

**Our Ref: 1921/A/M**  
**Updated March 2015**

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.