



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of  **ARRIVA**  
a  company

## FOR SALE

# HIGHLY PROMINENT DEVELOPMENT SITE

LAND ADJACENT 24 BARNSELY ROAD,  
WAKEFIELD, WEST YORKSHIRE, WF1 5JX

0.89 ha (2.2 acres) or thereabouts



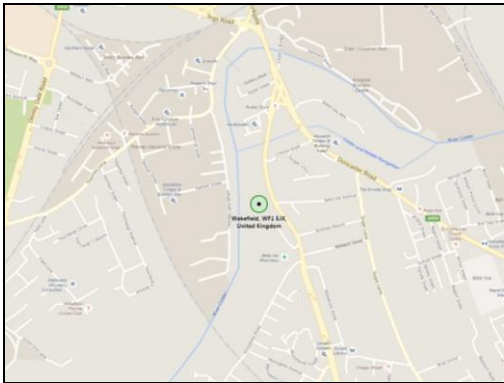
Boundary indicated for identification purposes only

- Development land benefitting from significant frontage to main A61 Barnsley Road
- Potentially suitable for a variety of retail, residential, leisure and/or commercial uses (subject to requisite planning)
- Situated in a mixed land use area and only 1 mile from Wakefield city centre

# 0113 2348999

## Location

The site is situated immediately adjacent the Arriva bus depot with a significant frontage to the main A61 Barnsley Road. The site is located only a short distance from the intersection of Barnsley Road with the A638 Doncaster Road, being approximately 1 mile from Wakefield city centre.



The land is situated only a short distance to the south east of Wakefield city centre and easily accessible to the majority of main arterial routes serving the area. Wakefield also benefits from good access to the West Yorkshire conurbation via the M1 and M62 motorways.

Only a short distance from the site there is Wakefield Waterfront Development comprising apartments, offices and the renowned Hepworth Gallery.

## Description

The site comprises development land in a mixed use area with significant frontage to the main A61 Barnsley Road. Immediately to the north west of the site is the main Arriva bus depot with commercial units to the south east and principally residential immediately opposite.



**Gross Site Area**      **0.89 ha (2.2 acres) or thereabouts**

## Services

We are advised all mains services are connected to the adjacent bus depot and within Barnsley Road to the front. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Planning

Initial discussions have taken place with the local authority planning department and it has been indicated a willingness to consider development proposals based upon their merits (and specific to the usual considerations).

We understand the site could be suitable for retail, quasi retail, residential, leisure, commercial and/or industrial uses, subject to requisite consent.

Prospective purchasers should satisfy themselves with regard to all planning matters direct with the Local Authority, Wakefield Council Tel: 0345 8506506.

## Energy Performance Certificate

We understand the site will not require an EPC.

## Price

The vendors are seeking offers, subject to planning, for their freehold interest in the subject site.

## VAT

The price is quoted exclusive of VAT and to be charged at the appropriate rate (if applicable).

## Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the completing of the contract.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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

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

**Our Ref: 2245/A/M**  
**October 2017**

**Subject to Contract**



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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.