



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

BROWNFIELD SITE

**‘CROFTON TRIANGLES’, SHAY LANE, CROFTON,
WAKEFIELD (Sat Nav WF4 1NX)**

Large Triangle – 15.19 ha (37.53 acres)
Small Triangle – 0.68 ha (1.68 acres)



Boundaries for identification purposes only

- Brownfield land extending to 15.19 ha (39.21 acres)
- Available on an ‘as is’ basis
- Offers in excess of £100,000 plus overage
- Within 0.5 miles of Crofton Village and 4 miles to the south west of Wakefield

0113 2348999

Location

The premises are located to the north west of (and with the larger triangle having frontage to) Shay Lane which links to Doncaster Road (A638) via Harrison Road (B6378). The premises are located adjacent to land in agricultural use, Walton Colliery Nature Park, water treatment works and boarded to the north by a railway line. On the southern side of Shay Lane is Crofton Village Association Pavilion and sports area.



Description

The large triangle is understood to have included the route and embankment of former railway lines (now largely removed) and a former waste water treatment works. The site includes a surfaced access off the highway, roughly surfaced areas, part of the tarmac surfaced access roadway to the adjacent water treatment works and areas of wet land.

The small triangle is an area of undeveloped land to the south of the above boarded by a railway line and embankment to the south.

Site Areas

Utilising ProMap Ordnance Survey we calculate the site areas as follows:-

Large triangle	15.19 ha (37.53 acres) approx
Small triangle	0.68 ha (1.68 acres) approx

Title

The property is freehold with Land Registry title number WYK480080. A copy of the Land Registry title plan (reduced scale) and office copy entries are available upon application.

Ground Conditions

No geo-environmental information is available. Prospective purchasers are required to rely upon their own investigations.

Price

Offers in excess of £100,000.

Unconditional offers for the property on an 'as is' basis are invited.

Overage

The vendors seek an overage for a period of years (to be agreed) in respect of any uplift in value triggered by the grant of planning permission.

VAT

The price is quoted exclusive of VAT, if applicable.

Legal Costs

Each party to be responsible for their own legal costs in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

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Our Ref: 2377/A/S
April 2018

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.