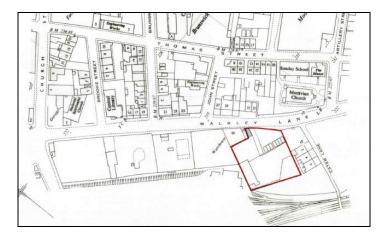
# Michael Steel & Co PROPERTY CONSULTANTS

### FOR SALE

### SCRAP YARD SITE WITH DEVELOPMENT POTENTIAL

### LAND ADJOINING 10 WALKLEY LANE, HECKMONDWIKE, WEST YORKSHIRE, WF16 0NL

140m<sup>2</sup> (1,507 sq ft) on 0.18 ha (0.44 acres) or thereabouts



- Single storey open fronted workshop/stores on long established scrapyard site
- Only a short distance from Heckmondwike town centre in a mixed use area (within walking distance of Heckmondwike Grammar School)
- Increasingly infrequent opportunity to purchase a freehold & potentially suitable for a variety of industrial, commercial and/or residential (STP)

## 0113 2348999

#### Location

The site is located less than half a mile to the south east of Heckmondwike town centre with good frontage to the B6117 Walkley Lane.

Walkley Lane is one of the primary arterial routes through Heckmondwike, which is well located for motorway junctions to both the M62 and M1. Junction 26 of the M62 is located approximately 2.5 miles to the West and junction 40 of the M1 being approximately 6.2 miles to the East.



#### **Description**

The site comprises a broadly regular shaped site which has been utilised as a scrapyard for many years.

The portable buildings onsite are to be relocated by the vendor although the premises do include a brick built open fronted store/workshop/garage which could be refurbished to provide workshop space.

The site previously secured a planning consent for a detached dwelling (we are advised initial groundworks have been commenced).

#### Site Area 0.18 ha (0.44 acres) or thereabouts

#### Accommodation

Former garage/open fronted store 140m<sup>2</sup> (1,507 sq ft)

Comprising a brick built single storey former workshop with concrete floor.

#### Rating

We are advised through enquiries of the Valuation office rating assessment website that the property is currently assessed for rating purposes as :

Land used for Storage & Premises RV £5,100

#### Planning

The site has been used as a commercial vehicle scrapyard for an extended period however we are advised the site secured a planning consent for the erection of a single detached dwelling (2003/62/92527/E5) approved in September 2003.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

#### Tenure

We are advised the premises are held freehold.

#### Price

Seeking offers in the region of £395,000.

#### VAT

The price is quoted exclusive of VAT.

#### Legal Costs

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

#### **Viewing/Enquiries**

Strictly by appointment only with the sole agents:-

Michael Steel & Co Alec Michael Ben Preston Tel: 0113 234 8999 alec@michaelsteel.co.uk ben@michaelsteel.co.uk

Our Ref: 3209/A/M December 2021

**Subject to Contract** 



#### 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.