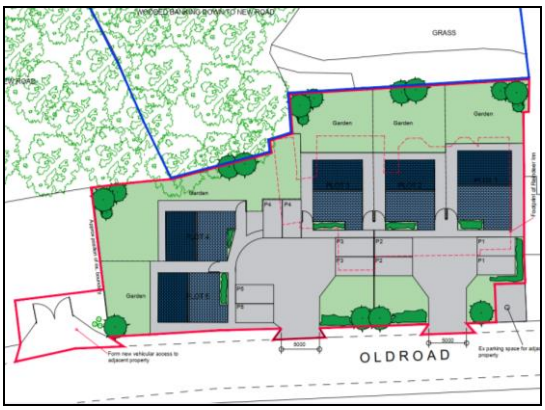
Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

RESIDENTIAL DEVELOPMENT LAND BENEFITTING FROM OUTLINE CONSENT

FORMER REINDEER INN, 204 OLD ROAD, OVERTON, WAKEFIELD, WEST YORKSHIRE, WF4 4RL

0.29 ha (0.72 acres) gross



The plan above shows a potential indicative layout

- Former Reindeer Inn public house site benefitting from outline consent for up to 5 dwellings
- Strategically located in a popular residential area on the boundary of Overton with Middlestown to the south west of Wakefield
- The existing public house no longer trades and therefore site immediately available for redevelopment

PRICE REDUCED

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@ michaelsteel.co.uk W: www.michaelsteel.co.uk

For Enquiries call
0113 234 8999

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Location

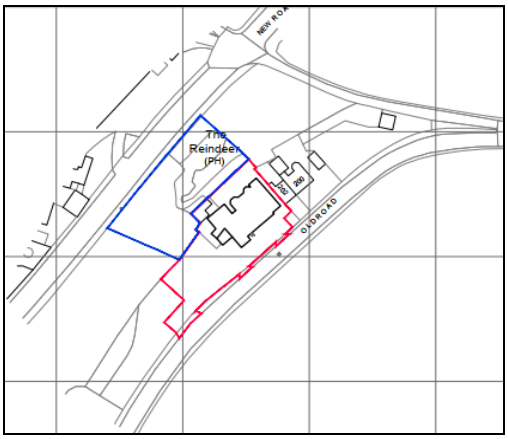
The former Reindeer Inn public house is situated with an extensive frontage to Old Road in Overton close to its boundary with Middlestown. The premises are situated to the south west of Wakefield city centre – approximately 5 miles – and only a short distance off the A642 New Road near the renowned Wakefield Mining Museum.

The A642 New Road links Wakefield city centre with Huddersfield town centre, via Grange Moor, with Huddersfield town centre being 10 miles to the west. The premises are also well located for access to the motorway network with both Junctions 38 and 39 of the M1 being readily accessible.

Description

The site presently houses the former Reindeer Inn public house which is a two storey part stone built part rendered former public house which includes living accommodation and large car parking area.

The property benefits from an extensive frontage to Old Road and also includes, to the rear, the sloping area leading down to New Road.



Gross Site Area **0.29 ha (0.72 acres) or thereabouts**

Services

We are advised the existing property benefits from mains water, sewer drainage and electricity albeit it is assumed new services may need to be provided as part of any site redevelopment. 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.

EPC

We are advised an EPC is not required for the development site.

Non Domestic Rating

We are advised the existing premises are assessed for non domestic rates at Rateable Value £6,300 however the premises will be removed from the Rating Listing upon demolition.

Planning

We are advised the site secured an outline consent (25/01535/OUT) for the demolition of the existing public house and redevelopment of up to 5 dwellings in October 2025. A copy of the planning consent is available upon request from the vendor's agents or via the planning portal, along with additional information including:-

- Arboricultural report
- Ecological report
- Planning statement
- Location plan & indicative layout
- Decision Notice

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

Price

Reduced to offers in the region of £595,000.

VAT

The price is quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

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

Wilcock & Co **Tel: 01924 481005**
Natalie Wilcock **hello@wilcoandco.co.uk**

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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.

Our Ref: 3742/A/M
Updated November 2026 **Subject to Contract**