

LAND ALL ENQUIRIES



PLOTS 1-3, FLANSHAW FIELD DRIVE, FLANSHAW WAY, WAKEFIELD, WF2 9LP

- 0.7 – 2.7 acres (0.28 – 1.09 hectares).
- Established commercial location close to Junction 40 of the M1.
- Plots available individually or as a whole.
- Opportunity for developers, investors and owner occupiers subject to planning.
- Open to all enquiries, freehold and leasehold interest considered.

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located on Flanshaw Way which lies directly adjacent to Junction 40 of the M1 motorway, 1.8 miles (2.9km) west of Wakefield city centre.

Given the proximity to the motorway, the property lies within an established commercial location adjacent to Silkwood Park with occupiers nearby including Amazon, Halfords, GSF Car Parks, Howdens, Edmundson Electrical, ALS Laboratories, Sewtec Automation, Primaflow, Toyota, Total Fitness and Ramada Hotel.

DESCRIPTION

The property comprises three plots of land fronting Flanshaw Way and situated at the start Flanshaw Field Drive, a new road leading to a new housing development which backs onto the plots and comprises approximately 240 new build houses.

Plot 1 comprises a surfaced yard fronting Flanshaw Way on the left side of the estate road.

Plots 2 and 3 are undeveloped and situated on the right side of the estate road. Plot 2 fronts Flanshaw Way and adjoins Plot 3 which is situated to the rear and lies between Woods Court Industrial Estate and the newly built housing estate.

The plots do not currently benefit from any services.

ACCOMMODATION

Plot 1 (red)	0.9 acres
Plot 2 (green)	1.1 acres
Plot 3 (blue)	0.7 acres
TOTAL	2.7 acres

TERMS

Offers are invited on a freehold basis subject to planning.

Plot 1 is also available on a leasehold basis on flexible terms, short and long-term tenancies will be considered. Leasehold interest in Plots 2&3 may also be considered.

TENURE

We understand the land is held freehold.

BUSINESS RATES

The property has not yet been assessed, interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but are subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Jan 25

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.