

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

30 Clarendon Street

Nottingham

NG1 5HQ

Tel: 0115 941 5241

Fax: 0115 950 0946

· PARTICULARS ·

FOR SALE

**Development Land at
16 Spawd Bone Lane
Knottingley
WF11 0HY**

RESIDENTIAL DEVELOPMENT SITE



- **Approx Site Area 1.029 acres (0.417 hectares)**
- **Residential Development Site With Planning**
- **Excellent Links with the A1, A1(M) & M62**
- **Close to Schools and Local Employment**
- **Residential area Within the Local Plan**



LOCATION

The site is located in the centre of Knottingley, being approximately 14.5 miles to the East of Wakefield City Centre and within close proximity to the A1, A1 (M) Junction 42 and M62 Junction 33. Leeds City Centre is also within 18 miles of the site to the north west.

Knottingley is a popular and densely populated area and is described as being the smallest town and the largest village in the country.

The site is situated with a frontage to the northern side of Spawd Bone Lane, opposite Northfield Road.

DESCRIPTION

The site comprises relatively flat and open land upon which is situated a derelict former lightweight construction building. The site is subject to a development scheme as detailed herein.

SITE AREA

Site Area 1.029 acres/0.417 hectares

PLANNING CONSENT

We have been informed by Wakefield Metropolitan District Council that the subject site was granted outline planning consent on 12 May 2009 for residential development of 20 x one

bedroom apartments planning reference 08/03100/OUT.

The site is situated within an area which is predominantly zoned for residential occupation.

We would recommend that any potential Purchaser makes formal enquiries with regard to the planning consent with Wakefield Metropolitan District Council's Planning Control Department, telephone 01924 306636.

Price

Offers are sought in the region of **£300,000** (Three Hundred and Thousand Pounds).

VIEWING

Strictly by appointment only through Sole Agents:

Musson Liggins
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Nottingham
NG1 5HQ

Tel: 0115 941 5241

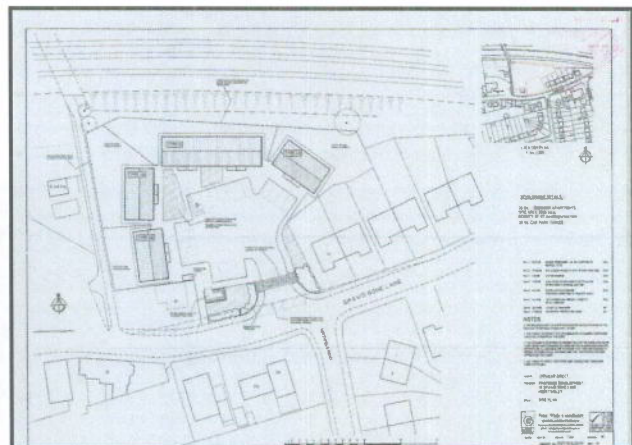
Please ask for David Bladen
e-mail: dcb@mussonliggins.co.uk

or

Matthew Liggins
e-mail: mal@mussonliggins.co.uk



General View



Architects Plan



Situation Plans (For Identification Purposes Only)

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All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.

SUBJECT TO CONTRACT

ML/DCB/289