

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

## FOR SALE

**INDUSTRIAL SITE WITH WASTE  
TRANSFER LICENCE  
2.5 ACRES**

**CARR CROFTS  
LEEDS  
LS12 3HB**

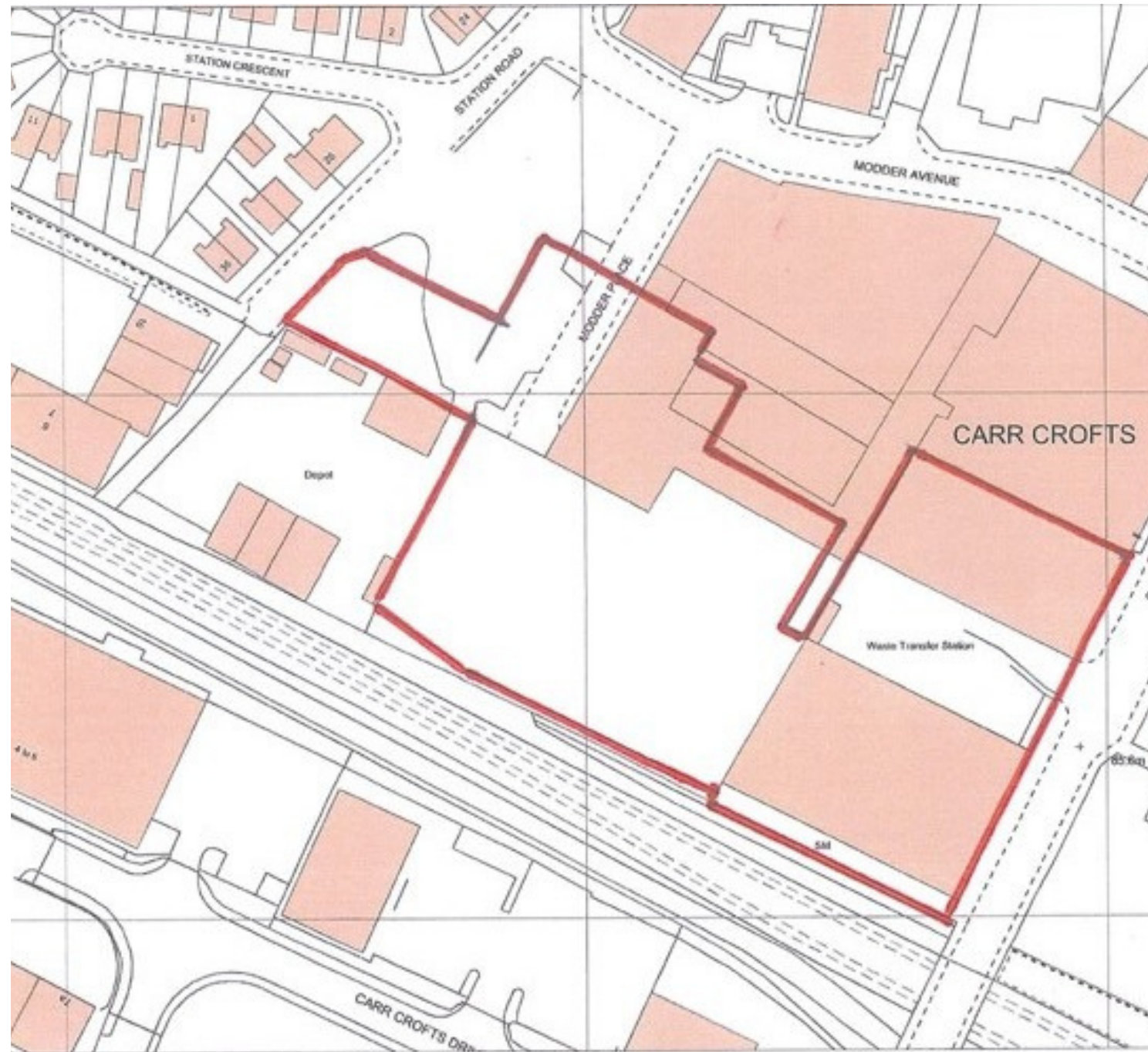
GET IN TOUCH

**Nick Arundel**

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## PRIME DEVELOPMENT SITE FOR SALE



# DETAILS

## LOCATION

Situated to the west of Leeds City Centre, the site has excellent access thereto via Carr Crofts, Tong Road, and the Armley Gyratory, as well as benefitting from excellent access to the Outer Ring Road, the main arterial routes of the City, and the M621 motorway.

## DESCRIPTION

The site is for the most part a cleared and level site with shale surfacing and access from Carr Crofts, Modder Avenue and Modder Place. We understand the site has the benefit of a Waste Transfer/Treatment Licence and interested parties should make their own enquiries in respect thereof.

## SITE AREA

The site has a total area of 2.5 acres.

## PLANNING

The site is offered for sale as a whole although our Clients would consider selling the site in two portions.

## TERMS

The property is for sale freehold and free from encumbrances

## VIEWING

Strictly by appointment with the Sole Agent, AWS Ltd, Nick Arundel, 01132351362



# MISREPRESENTATION ACT

**MISREPRESENTATION ACT:** Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. May 2021

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

## SUBJECT TO CONTRACT