

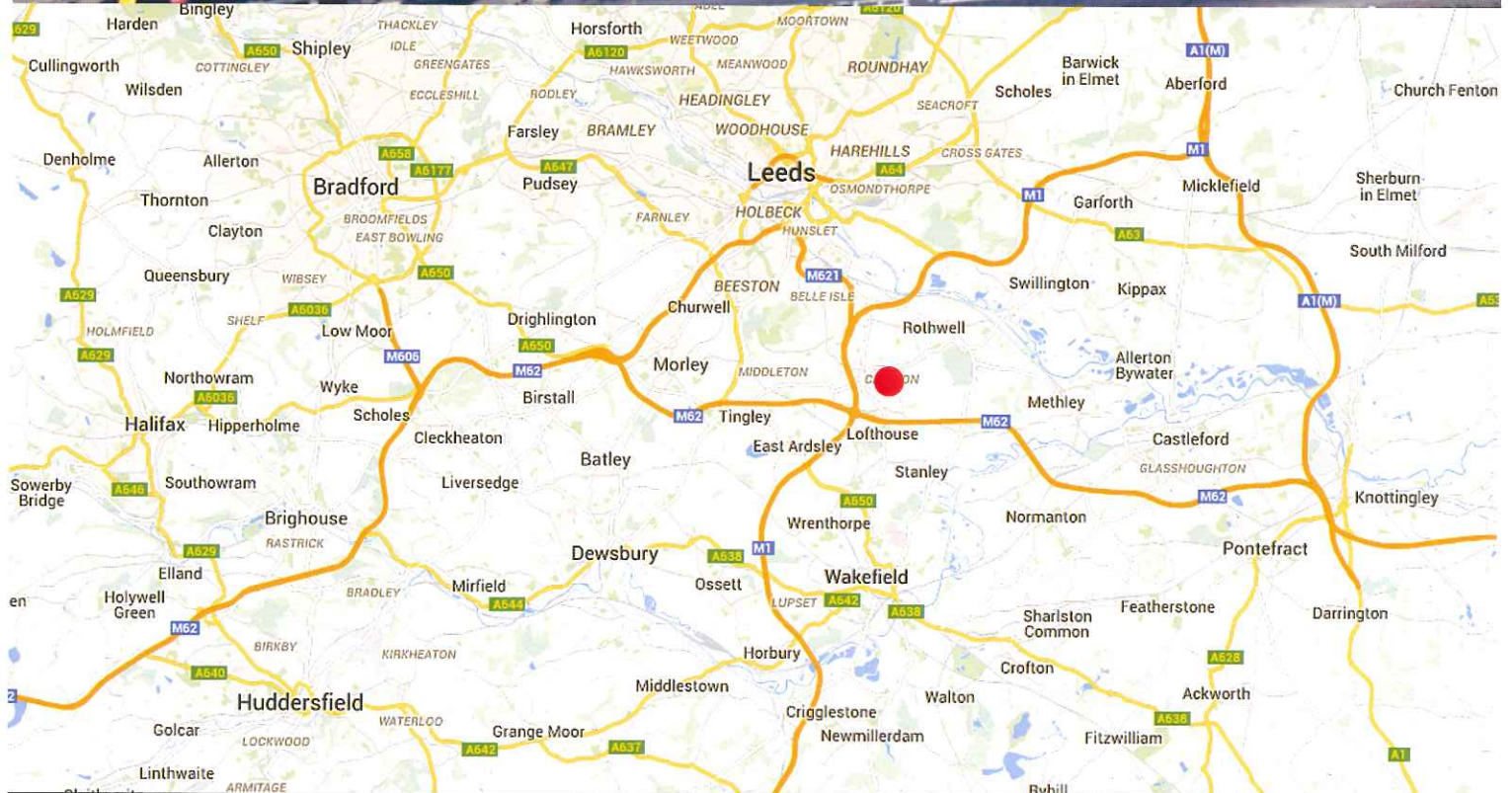
AWS

Surveyors & Property Consultants

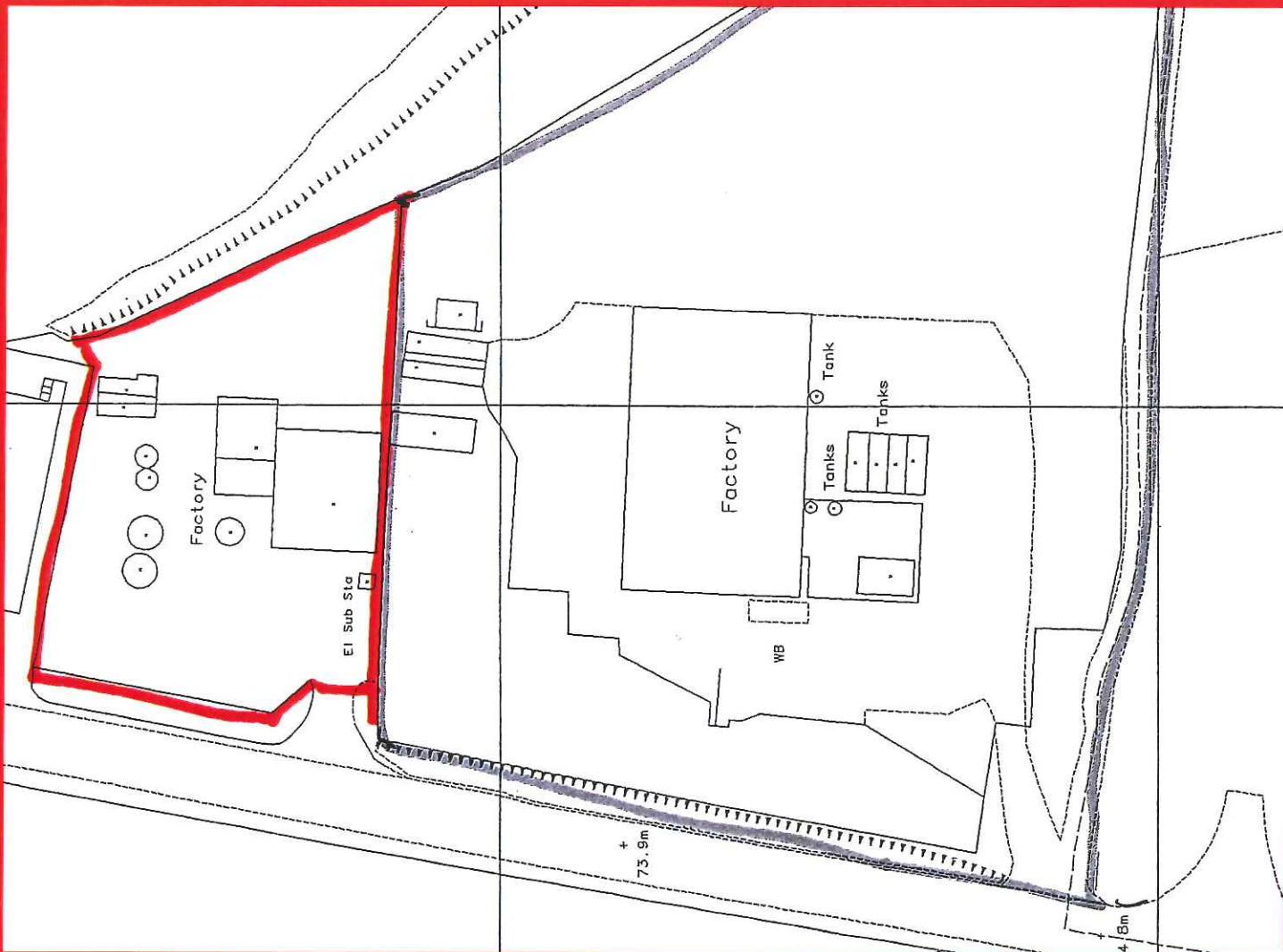
SITE FOR SALE WAKEFIELD ROAD ROTHWELL



- 1 ACRE
- SUITABLE FOR A NUMBER OF USERS (SUBJECT TO PLANNING)



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LOCATION

The subject site is located between the Cities of Leeds and Wakefield with extensive frontage to the Leeds/Wakefield Road (A61).

The intersection of the M1 and M621 is approximately a mile to the North and the site benefits from excellent access to the major Towns and Cities of the West Yorkshire conurbation as well as the motorway network.

DESCRIPTION

The property is a former industrial site of approximately 1 acre with extensive frontage to the A61.

Formally utilised as a fat rendering plant, the site accommodates a range of derelict buildings standing within a fenced compound area.

The site would suit a number of purposes subject to planning.

PLANNING

The site has an established industrial use although potential purchasers should make their own enquiries with the Planning Authority.

TERMS

The site is offered freehold in its current condition.

SUBJECT TO CONTRACT

AWS

Surveyors & Property Consultants
0113 235 1362
www.awsld.co.uk

VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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