



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

LAND AND BUILDING

19 Queen Street
Ossett
West Yorkshire
WF5 8AS

AN EXCITING OPPORTUNITY TO PURCHASE AN EXISTING
BUILDING WITH FULL PLANNING PERMISSION TO CREATE
8 NEW APARTMENTS.

Offers over £425,000



Telephone **01484 432 773**
www.yorkshiresfinest.org
email. huddersfield@yorkshiresfinest.org

599 - 601 Wakefield Road
Huddersfield
HD5 9XP

yorkshire's finest

meeting the needs of property developers

In the 15 years that Yorkshire's Finest has been established, we have quickly become the premium estate agency brand covering West Yorkshire and beyond.

Our approach to marketing a residential property scheme is different and has been specially tailored for Property Developers to offer a more comprehensive service than other agents.

We understand your unique needs are different from normal resales of property, so we aim to increase credibility and customer confidence for developers by delivering professional estate agency services combined with professional marketing services.

Our aim is to maximise your return on investment and increase your profile.

- ~ BESPOKE MARKETING SOLUTIONS
- ~ UNRIVALLED LOCAL KNOWLEDGE
- ~ UNLIMITED CONTACTS
- ~ DETAILED APPRAISALS
- ~ EXCELLENT REPUTATION
- ~ EXCELLENT NEGOTIATION SKILLS
- ~ CREATIVE SOLUTIONS FOR SALES
- ~ THOROUGH SALES PROGRESSION
- ~ EXPERT ADVICE ON NEW BUILDS
- ~ SOCIAL MEDIA STRATEGY



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priory court apartments

description & location

An exciting opportunity to purchase an existing building with full planning permission to create 8 new apartments in Ossett.

The planning allows for the conversion of the existing building at 19 Queen Street, into 6no. apartments including large rear and side extensions with a further detached block of 2no. apartments to the rear above undercroft parking. There is also a new access and parking off Priory Road.

Planning granted 7 December 2023.
See the Wakefield Planning Portal
Reference 23/00743/FUL.

Occupying a generous size plot set back from the main roadside the apartments will have enviable, far-reaching views towards Emley Mast. One ground floor apartment having a large half barrel cellar. A feature glass atrium connects the old and new buildings.

Situated in a prime part of Ossett, just 0.3 miles from the town centre, the property is well placed to local amenities including shops and schools, twice weekly town market and has good access to the motorway network.



WE SUGGESTED A WORKING NAME FOR THE ONWARD RESIDENTIAL SCHEME, FOR EXAMPLE:

PRIORY COURT APARTMENTS

We estimate the gross development value (GDV) of the completed project should be in the region of £1.9million. Subject to build quality and finish. Please see outline appraisal.

Now that a significant scheme has been approved on the site, there is the opportunity for creative developers or individuals to plan their own scheme.

Full building regulations drawings are available by negotiation.



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outline appraisal

ACCOMMODATION SCHEDULE

UNIT	FLOOR	TYPE	BEDROOMS	GIFA SQ FT	GUIDE PRICE
EXISTING BUILDING : 1 apartment per floor, parking to front					
1	GF	Apartment with large half-barrel cellar	2 BED	667+	£265,000
2	FF	Apartment	2 BED	667	£245,000
3	SF	Apartment with far-reaching views	2 BED	667	£265,000
REAR EXTENSION : 1 apartment per floor, parking to front					
4	GF	Apartment	2 BED	775	£260,000
5	FF	Apartment	2 BED	775	£260,000
6	SF	Apartment with far-reaching views	2 BED	775	£275,000
DETACHED BLOCK: to rear above undercroft parking					
7	FF	Apartment	1 BED	527	£175,000
8	SF	Apartment	1 BED	527	£175,000
TOTALS				5380+	£1,920,000



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building & land (existing)



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model shots



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model shots

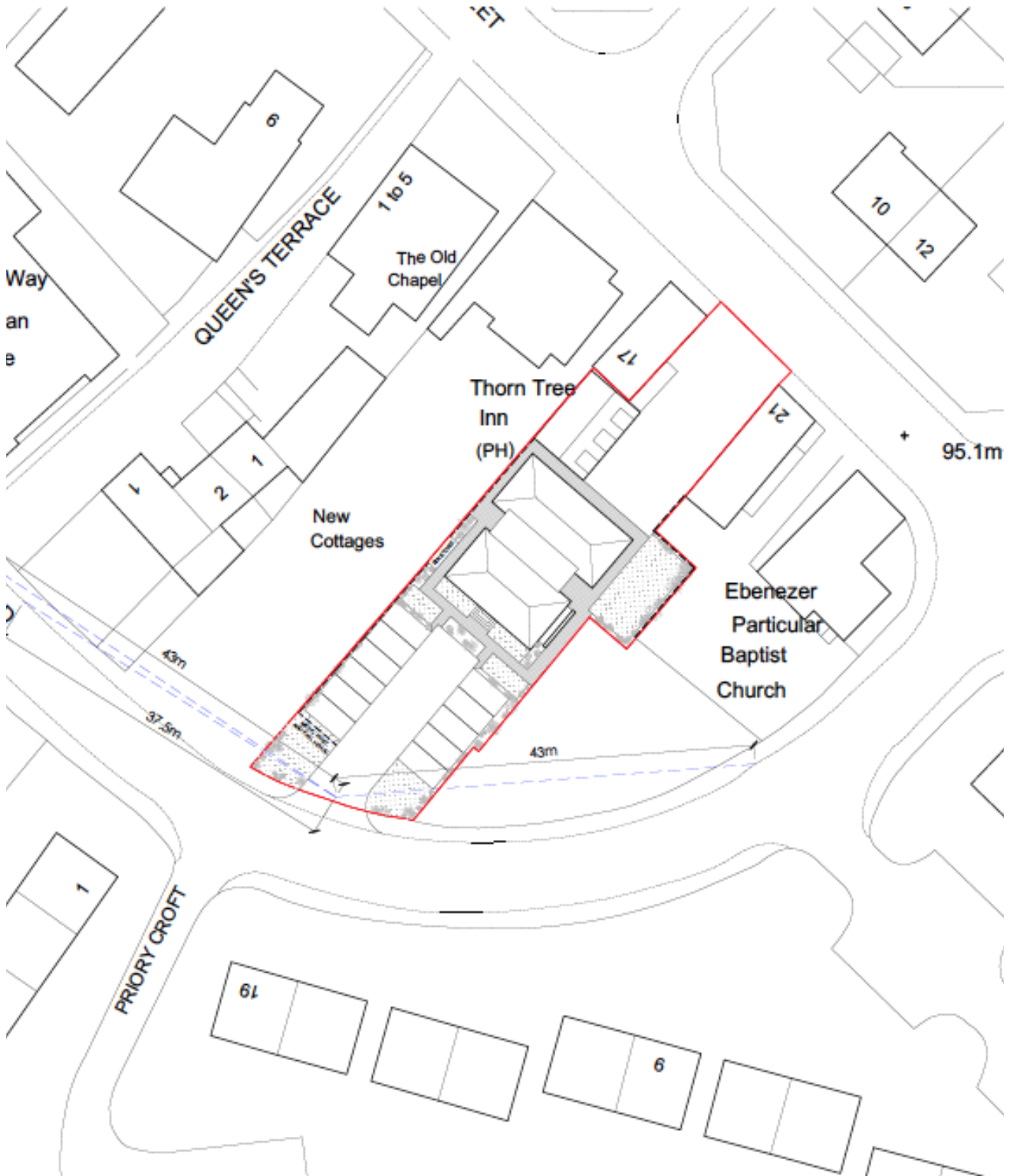


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site plan (proposed)

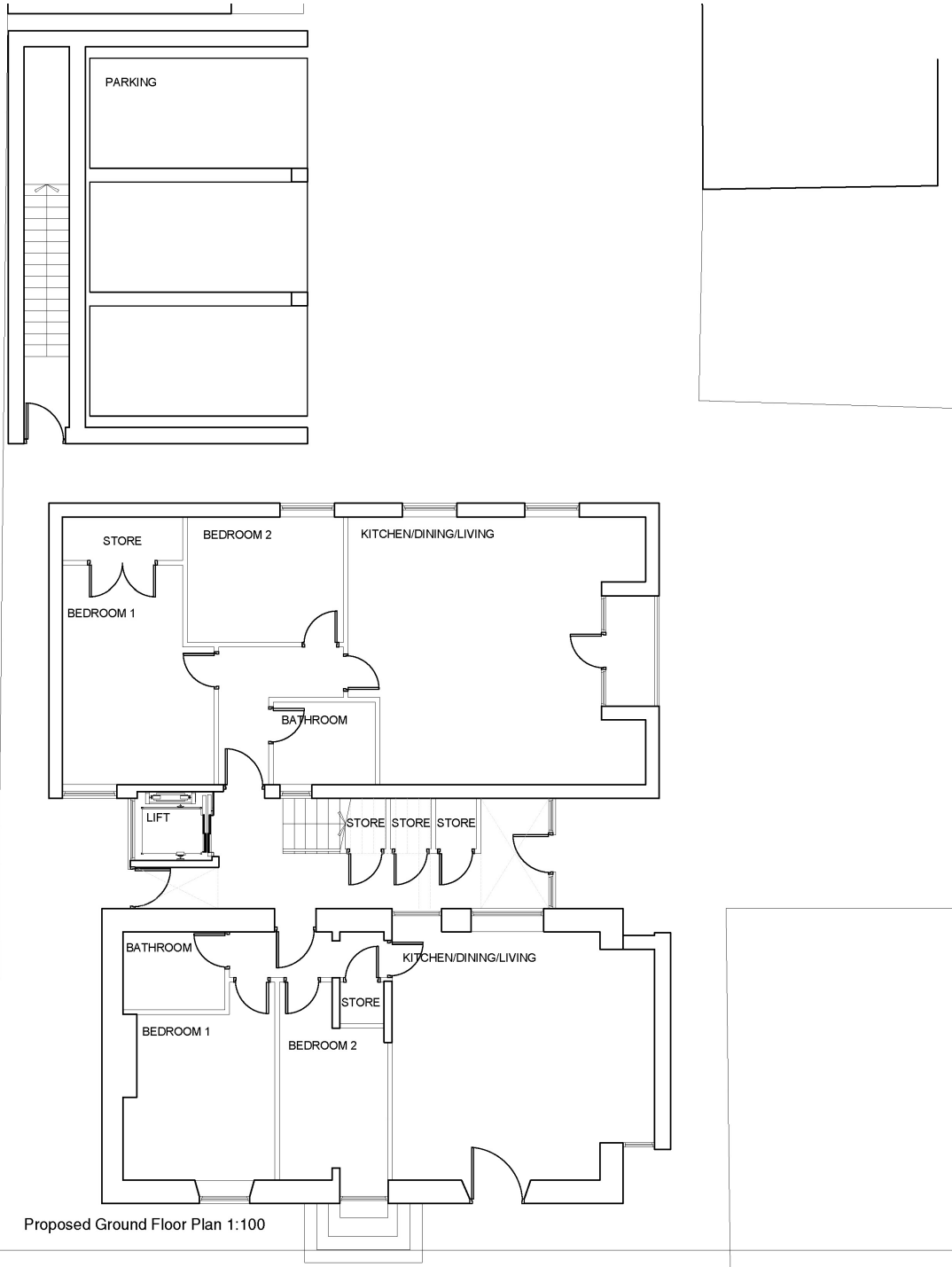


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ground floor plans (proposed)

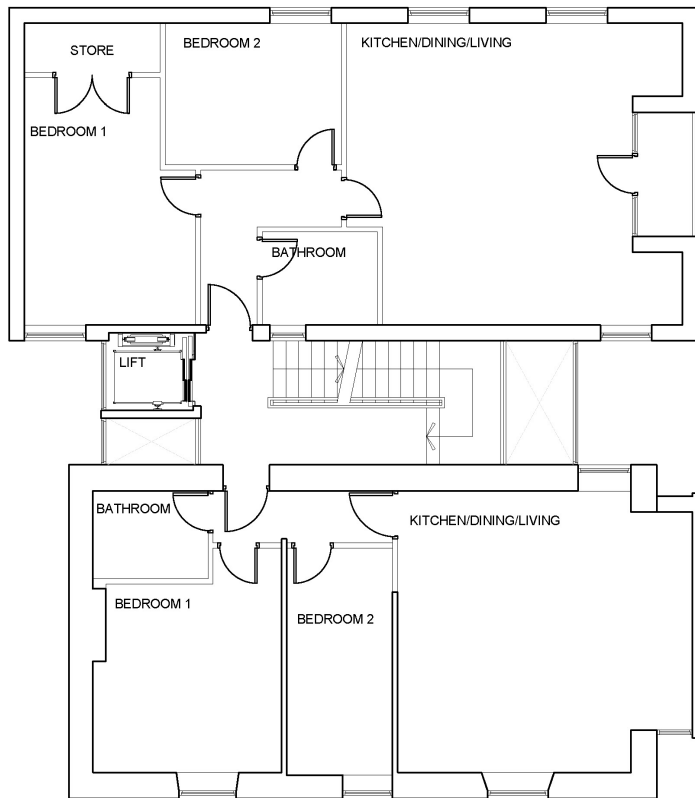
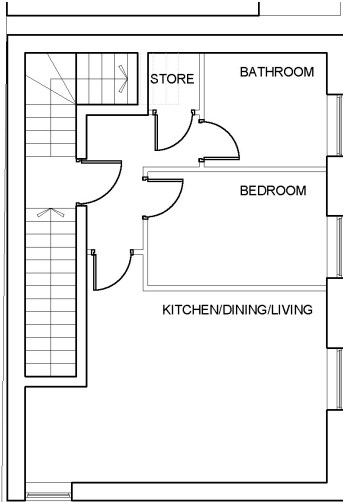


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first floor plans (proposed)



Proposed First Floor Plan 1:100

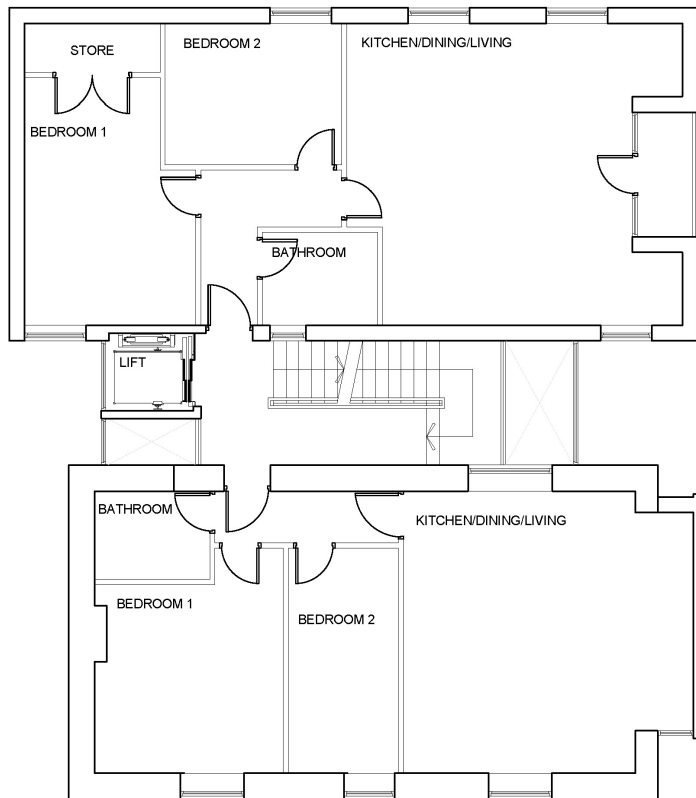
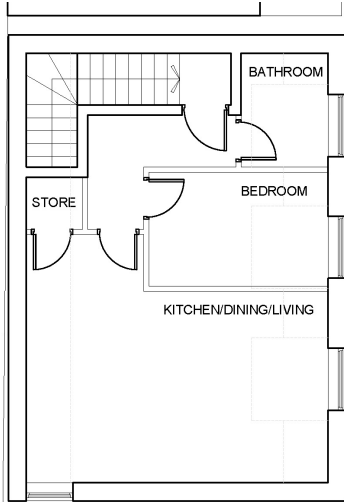


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second floor plans (proposed)



Proposed Second Floor Plan 1:100



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comparisons

We have looked in detail at the local area, and determined what size and type of apartments and layouts are in demand and are selling, to determine the prices, without breaking the ceiling price for the area. This includes both new and resale.

There are excellent comparisons for new build apartments properties within 1/4 mile, at Whitaker Grange, New Street, Ossett, West Yorkshire, WF5 8BT. See below.

Although these are retirement apartments with some on-site services included, the quality is expected to be the same.

Prospective purchasers should conduct thier own research and prices need to be confirmed at the point of marketing to ensure they are in-line with the current market indicators.

Showing 1-10 of 14 properties for sale

No. ⬆	Beds ⬆	Price ⬆	Floor ⬆	Status ⬆	SQ.M ⬆
4	2	£272,000	Upper Ground Floor	Available	74.50
7	2	£272,000	First Floor	Available	75.70
19	1	£225,500	Lower Ground Floor	Available	65.40
32	2	£282,000	Upper Ground Floor	Available	71.50
36	2	£282,000	Upper Ground Floor	Available	71.20
37	1	£179,500	Upper Ground Floor	Available	47.00
38	2	£256,500	Upper Ground Floor	Available	65.70
39	1	£174,500	Upper Ground Floor	Available	47.10
40	2	£267,000	Upper Ground Floor	Available	71.30
41	2	£267,000	First Floor	Available	81.80



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