

# SITE WITH DEVELOPMENT POTENTIAL FOR SALE



## Site at Cambridge Street, Castleford, WF10 5BL

- Approx. 0.5 acres
- Level, fenced site
- Former caravan sites pitch
- Various outbuildings
- Excellent location
- Potential for residential or commercial development





## Description

This level, fully fenced site offers approx. 0.5 acres including various outbuildings and sales office. The site was formally a caravan sales pitch but has the potential for residential or commercial development.

The site is located in the heart of Castleford town centre surrounded by residential and commercial buildings and located directly opposite Castleford train station.

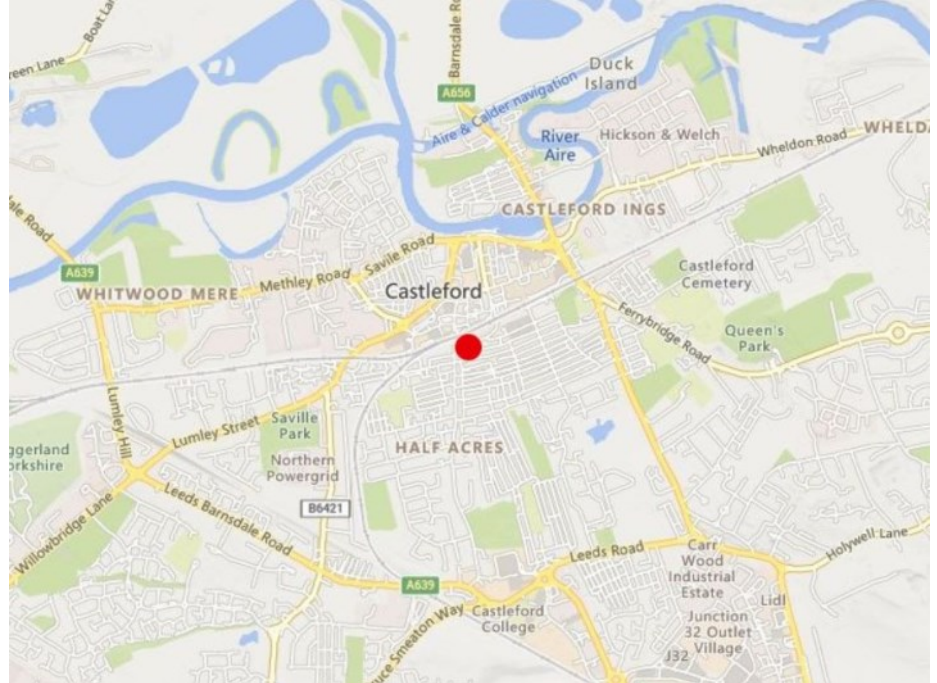
## Location

The site is located in a heavy residential area within the heart of Castleford Town Centre and within walking distance to Castleford Train Station and Carlton Lanes Shopping Centre. Xscape and Junction 32 Retail Park is just a short drive way. Castleford is ideally located just off the M62 motorway network.

## Accommodation

Approx. 0.5 acres and includes:

Garage- 20ft x 31ft = 620 sq ft  
Store- 10ft 9in x 23ft = 249 sq ft  
Workshop- 10ft x 6ft 10in = 68 sq ft  
Sales Office- 29ft x 33ft = 957 sq ft  
Plus Wc facilities



## Summary

<b>Size</b>	0.5 acres
<b>Price</b>	£500,000 freehold. Vacant possession upon completion.
<b>Rateable Value</b>	£12,250
<b>Small Business Rates Relief</b>	Applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party is responsible for their own legal costs.

## EPC

Awaiting assessment.

## Viewings & Further Enquiries



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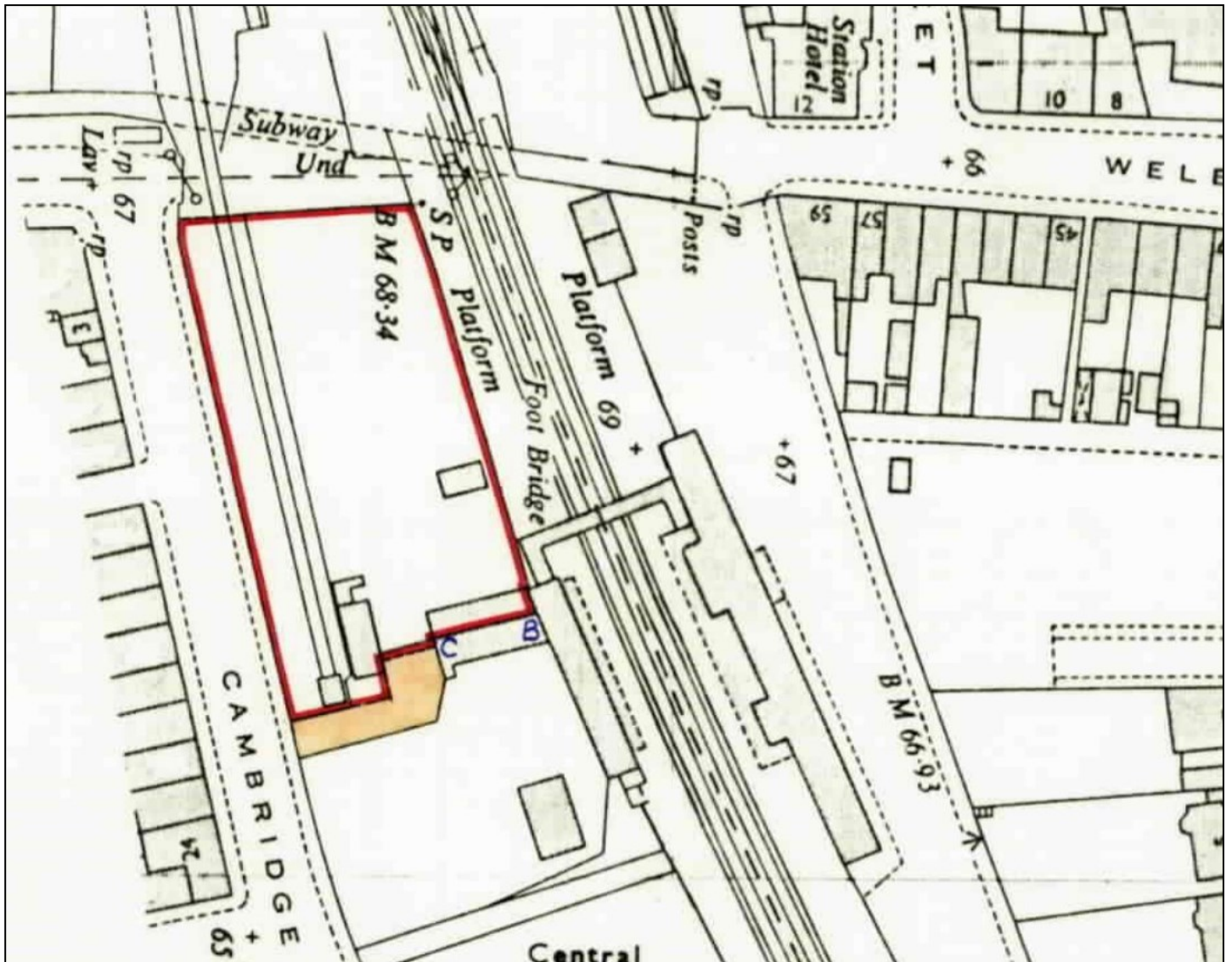
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### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated February 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.