

FOR SALE

EMPLOYMENT USE
DEVELOPMENT SITE

(12.56 ha) 31 ACRES

WHELDALÉ NORTH
WHELDON ROAD
CASTLEFORD

Location

The site is located approximately 1 mile north east of Castleford town centre on the north side of Wheldon Road. The surrounding area is currently predominantly industrial in nature with the site being bordered by the former C6 Solution Chemical Plant to the west and the Wheldale sewage treatment facility to the east. To the north the site is bordered by the Aire River and Fryston Country Trail country park. To the south of the site on the opposite side of Wheldon Road is a development site owned by Network Rail which is designated in the LDF for a rail freight facility.

Access to the national motorway network is available via J32 of the M62 which is approximately 2.5 miles south via Pontefract Road (A656.)

Description

The site comprises of the former Wheldale Colliery site which extends to 12.56 ha (31 acres) and is allocated for employment purposes.

The site currently comprises open grassland with trees and shrubs around the margins and a former haul road running through the site.

Site History / Conditions

Development of the southern part of the site (gasometer, railway lines and embankments) had started by 1893 and the eastern and northern parts (railway sidings, buildings and a pond) by 1933.

Other parts of the site have been occupied since then by additional railway lines, colliery buildings and slurry lagoons.

The lagoons and pond have been in filled and the site partially reclaimed by 1996.

Price

Offers invited



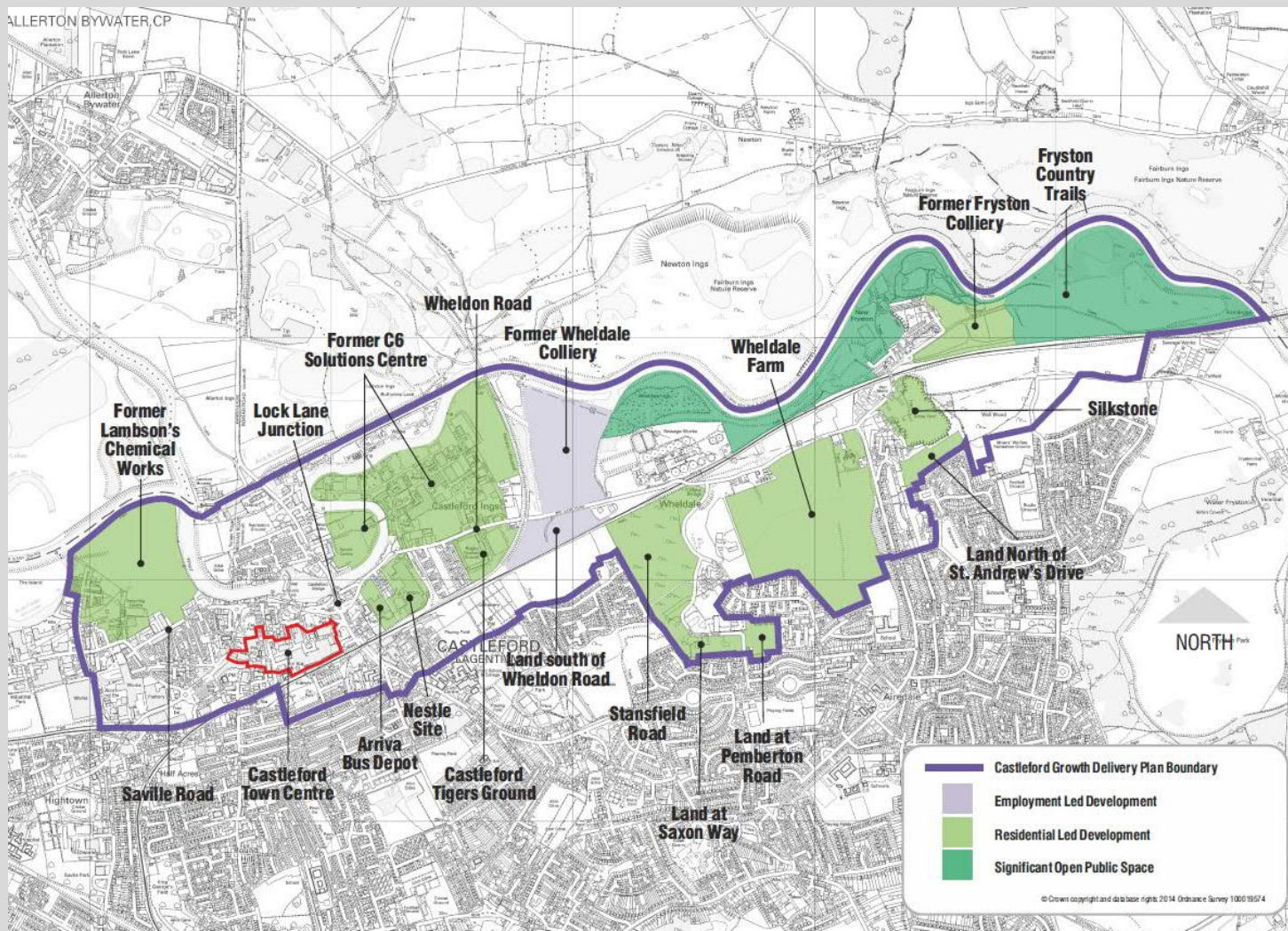
Design Guide

The land is situated within the Special Policy Area and is allocated for employment use in the Council's adopted Site Specific Policies Local Plan (SPA4) adopted in September 2012.

Policy SPA4 relates to the site and states the primary purpose for this Special Policy Area designation is to facilitate initiatives to regenerate the eastern part of Castleford. This is a very extensive area of land to the east of Castleford town centre.

An employment park consisting of B1/B2/B8 employment development is proposed at the site, subject to planning.





Viewings & Further Information

Strictly by prior appointment with the agents:

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