



YORKSHIRE'S
FINEST
HOMES COLLECTION

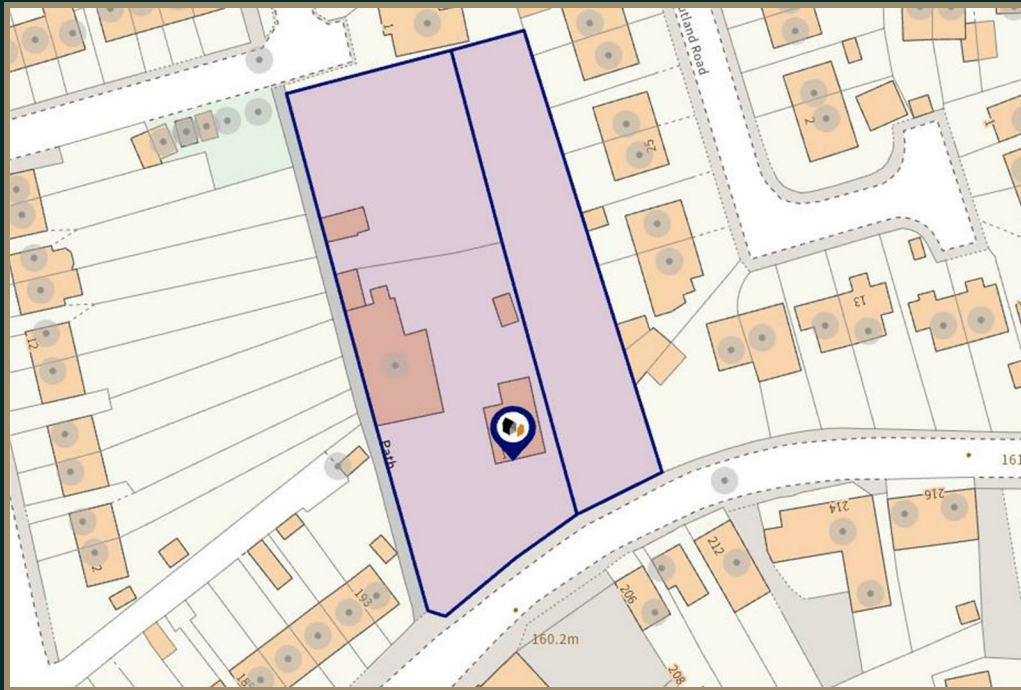
Barnsley Road, Flockton, Wakefield

£895,000

- Residential redevelopment opportunity
 - Previous planning approval for 10 dwellings, now expired
 - Existing residential property and outbuildings
 - Potential to retain or demolish the existing property
- Planning reference: Kirklees 2021/91233
- Approximately 3,310 sq m (0.82 acres)

Land and Property at 195 Barnsley Road,
Flockton, WF4 4AB

An opportunity to acquire a site extending to approximately 3,310 sq m (0.82 acres), situated on Barnsley Road in the village of Flockton, between Huddersfield and Wakefield. The site previously benefited from planning approval for 10 dwellings under reference Kirklees 2021/91233.



Land and Property at 195 Barnsley Road, Flockton
An opportunity to acquire a site extending to approximately 3,310 sq m (0.82 acres), situated on Barnsley Road in the village of Flockton, between Huddersfield and Wakefield.

The site previously benefited from planning approval for 10 dwellings under reference Kirklees 2021/91233. This permission has now expired, and residential redevelopment will require fresh planning consent.

Existing buildings include a residential property and outbuildings. The residential property is currently tenanted and will be offered with vacant possession on completion. It has an estimated value of £350,000, with potential for uplift through refurbishment, and could be retained as part of a future development, subject to the necessary approvals. It could also provide a site office during construction.

AGENT NOTES

Money Laundering Regulations:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements:

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Services:





Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith but DO NOT constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshires Finest Limited nor any of its employees has any authority to make or give any representation or warranty whatever in relation to this property.











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To view Barnsley Road, Flockton, Wakefield
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