

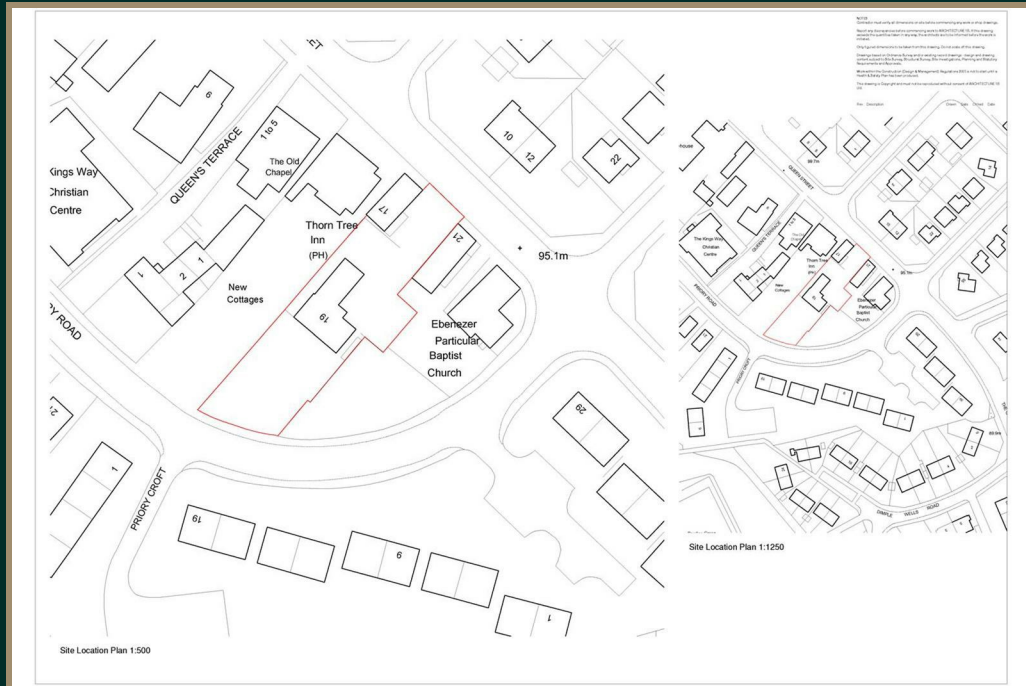


YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Queen Street, Ossett

Offers Over  
£425,000



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



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 good access to the motorway network.

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

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.

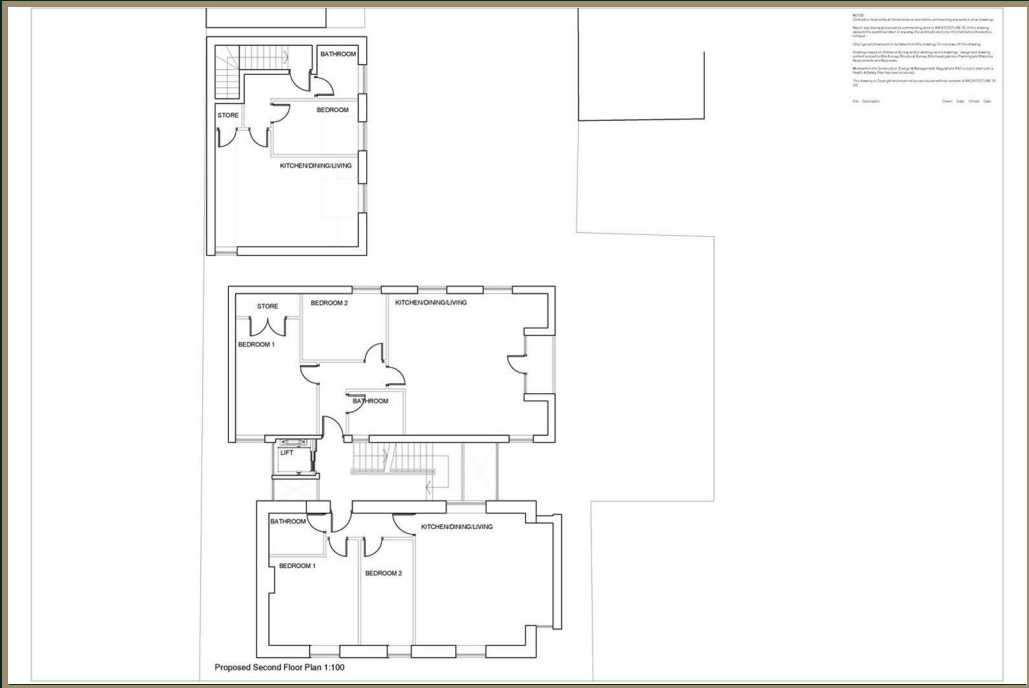
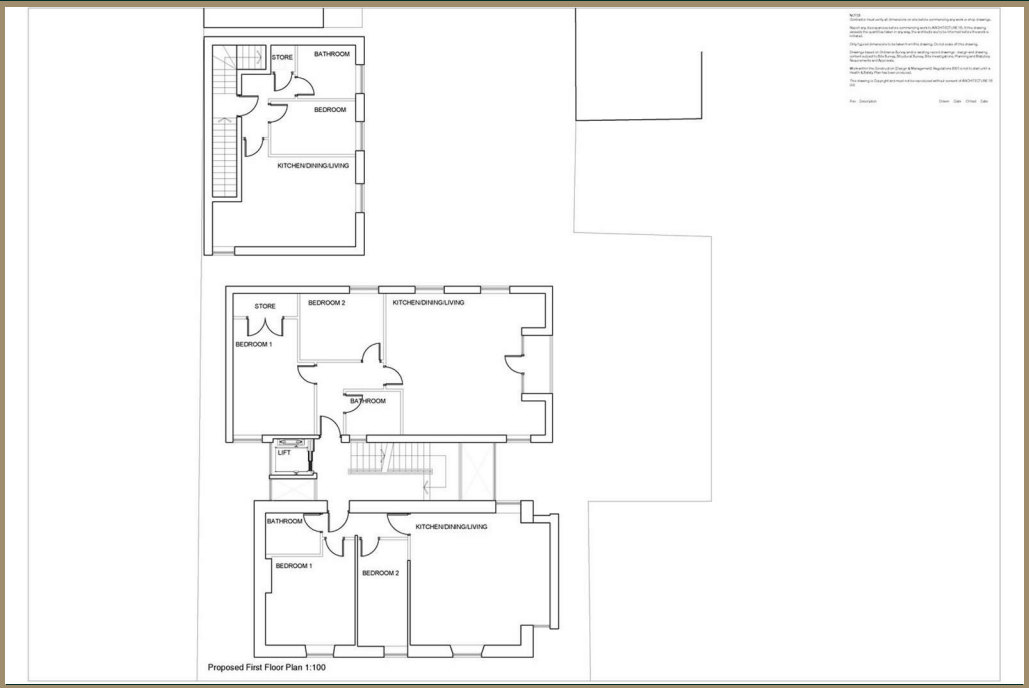
Please see the brochure for more details including the appraisal of the scheme or contact the office and we can transfer the full planning documents.

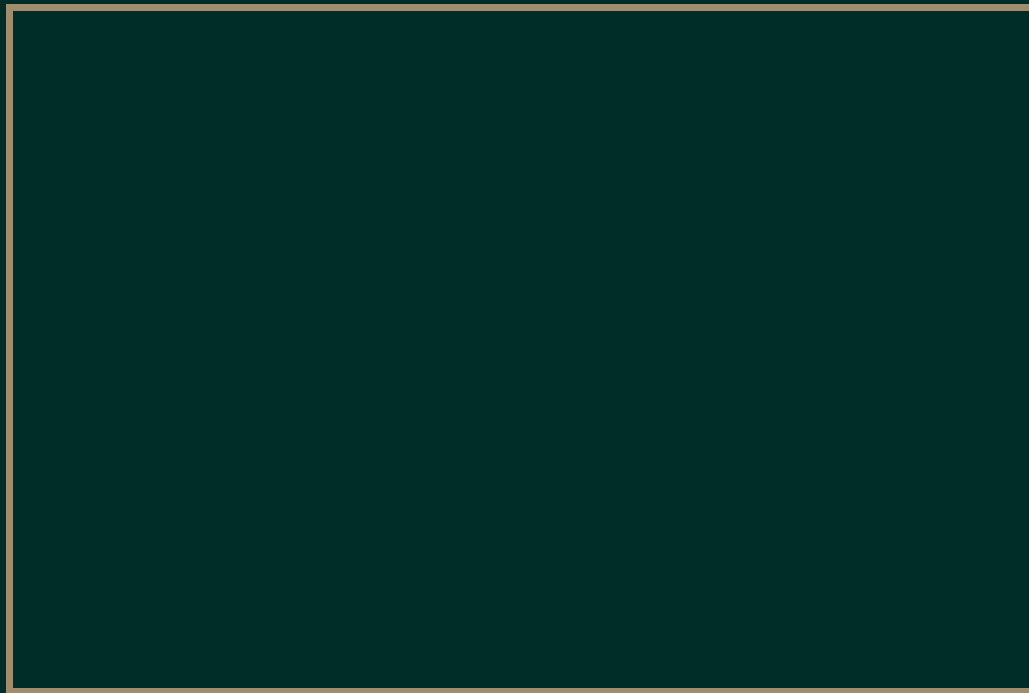
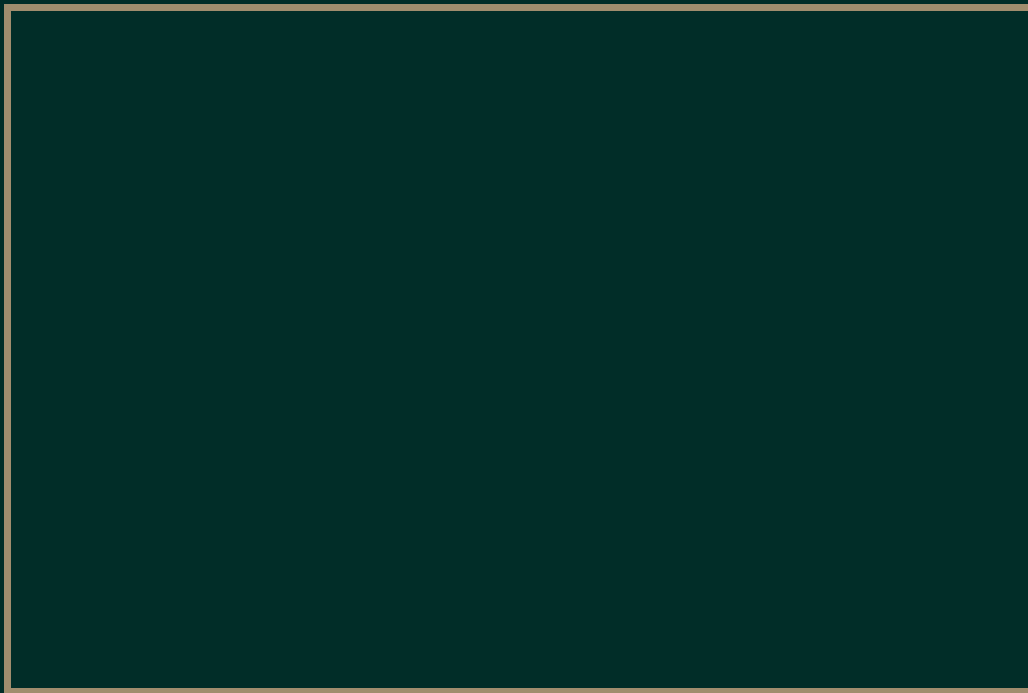
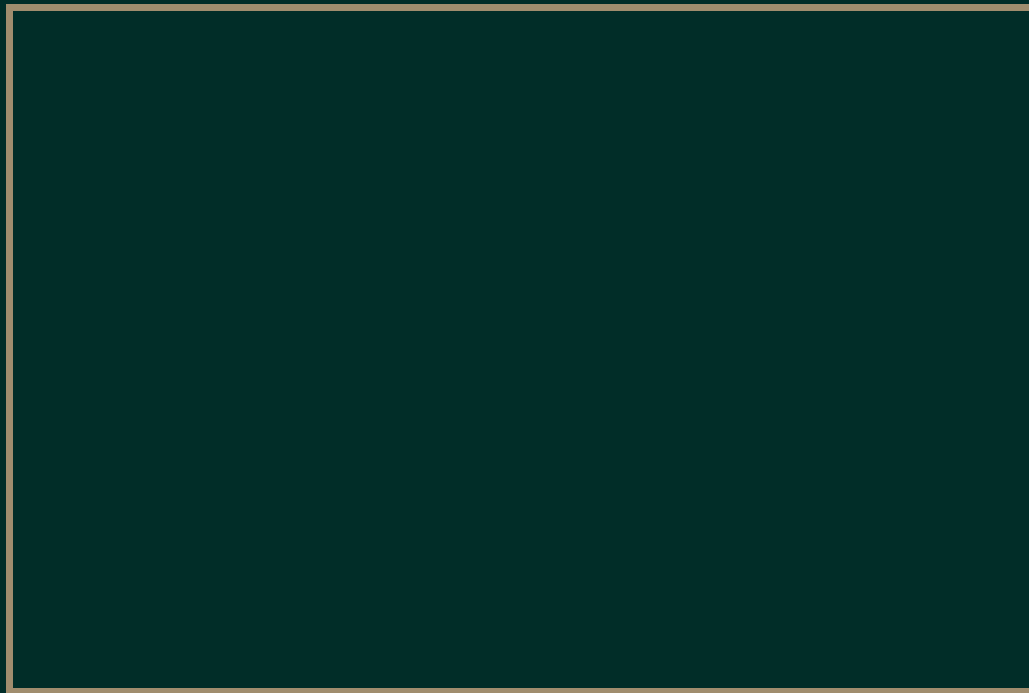
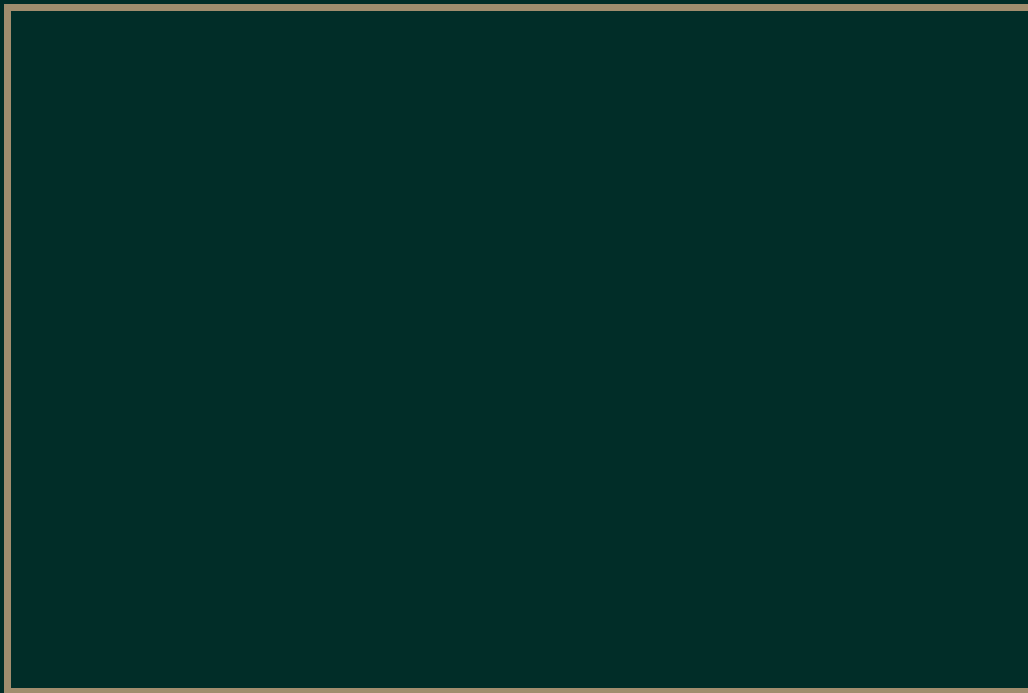


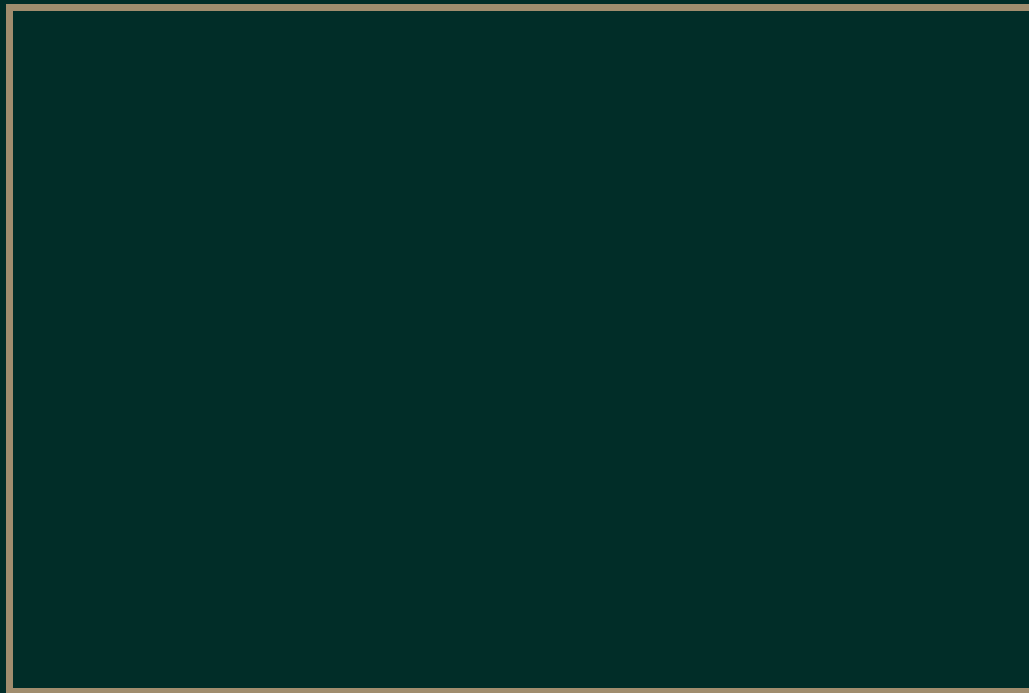
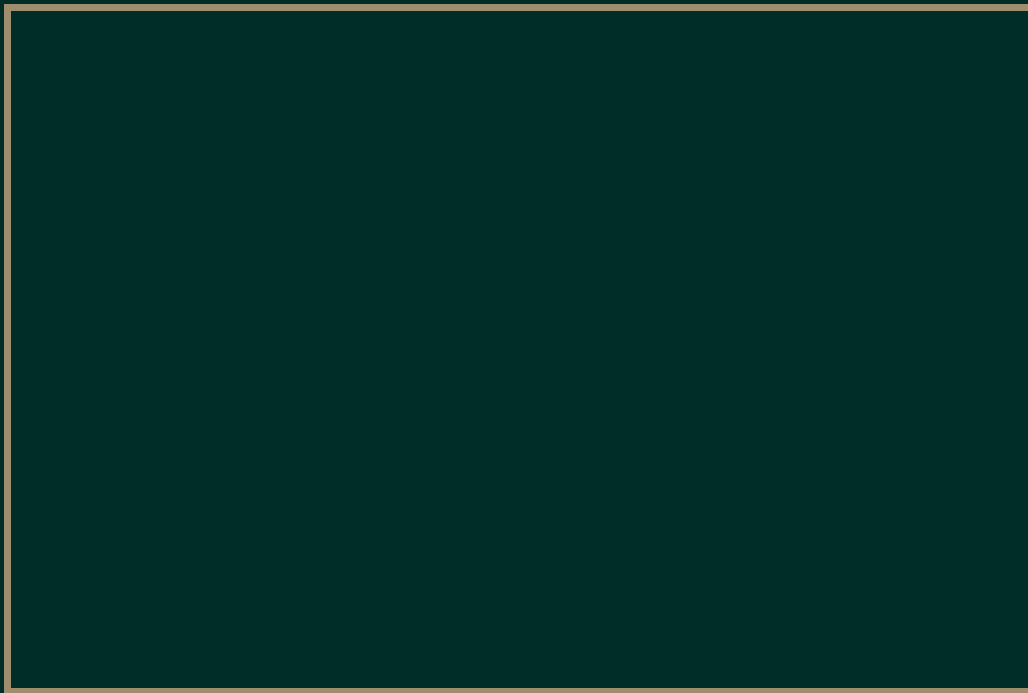
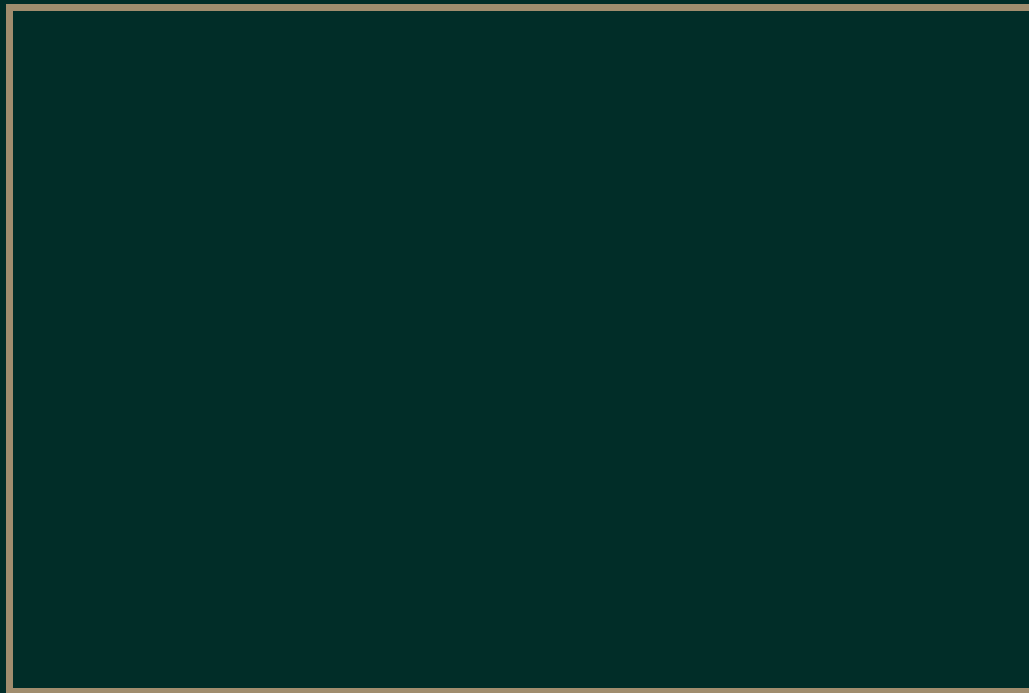
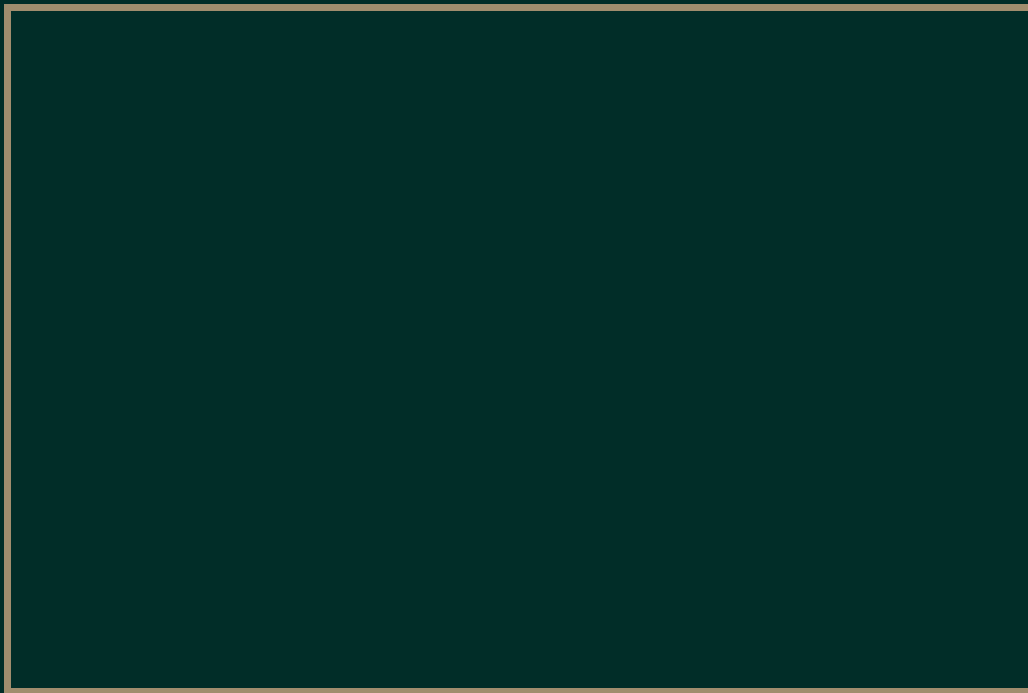




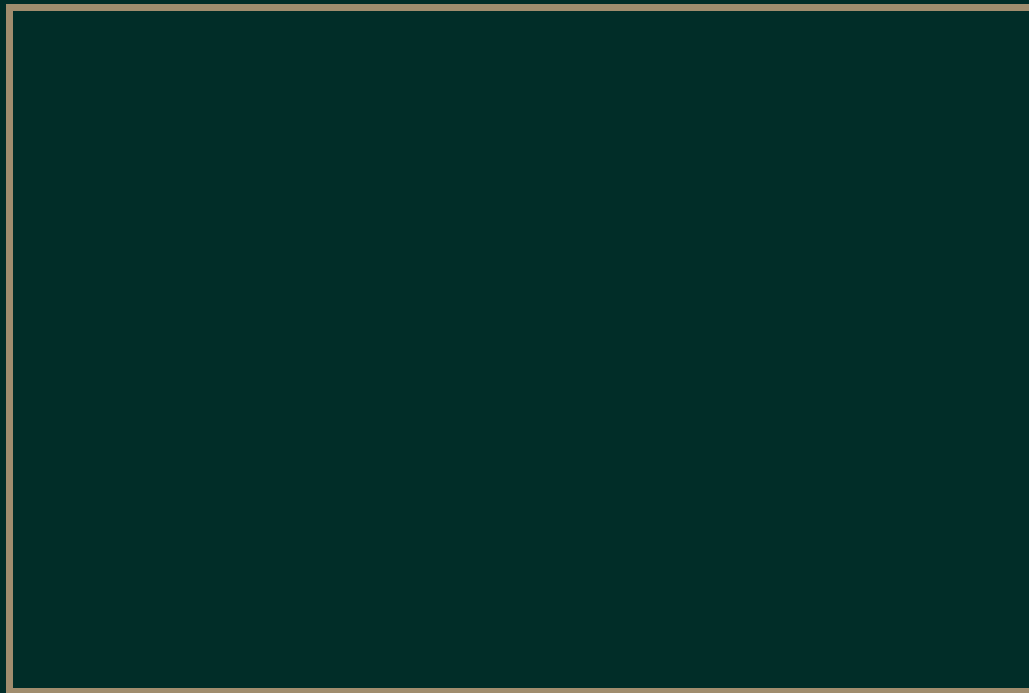
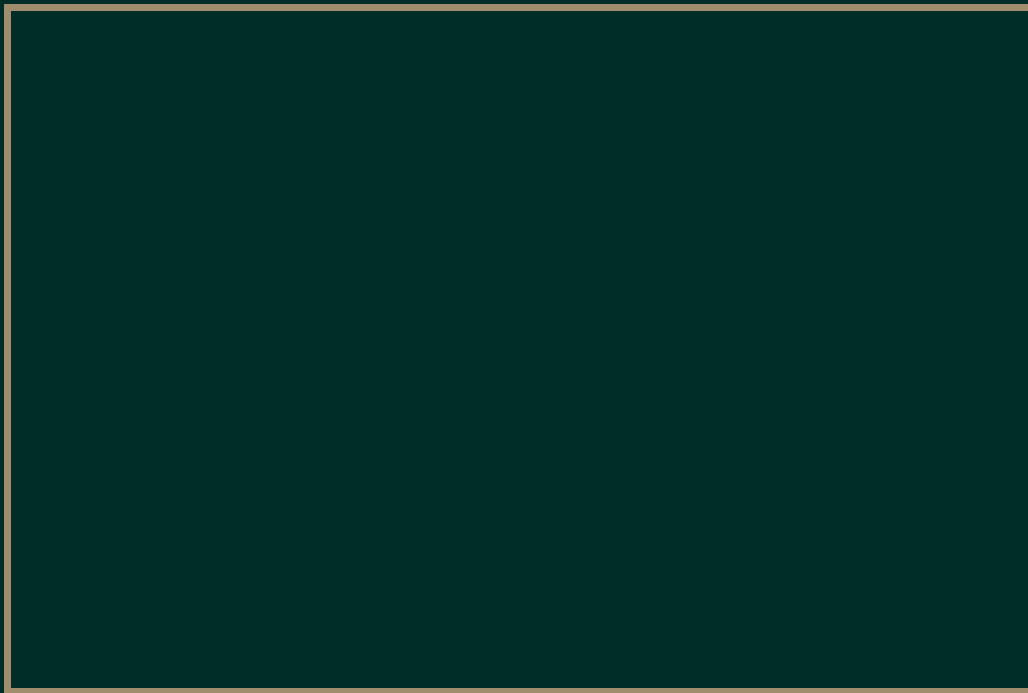
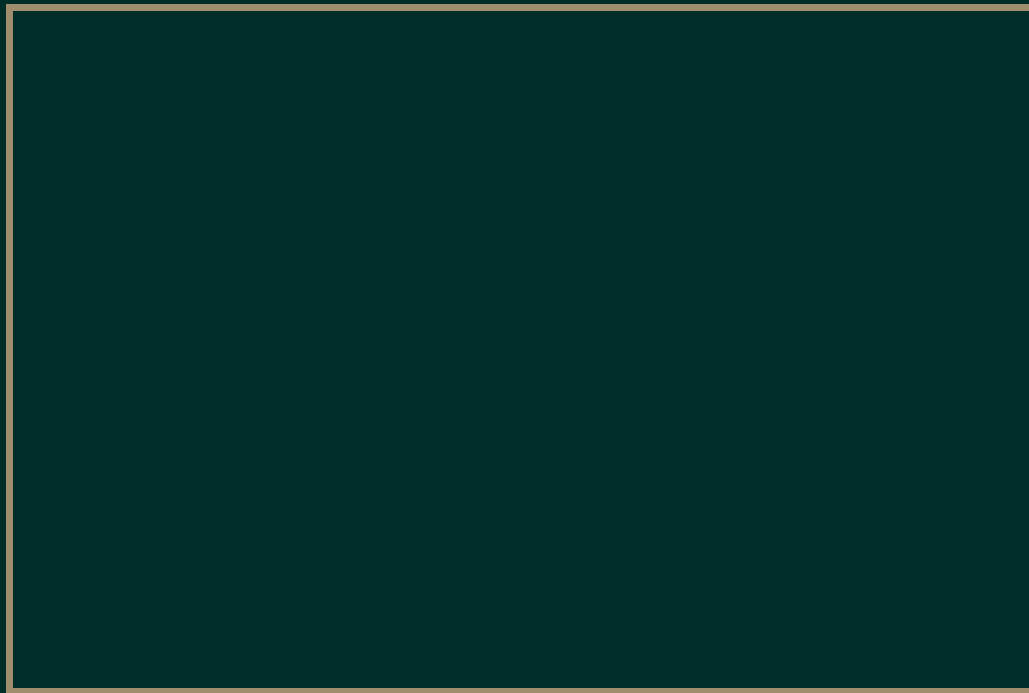
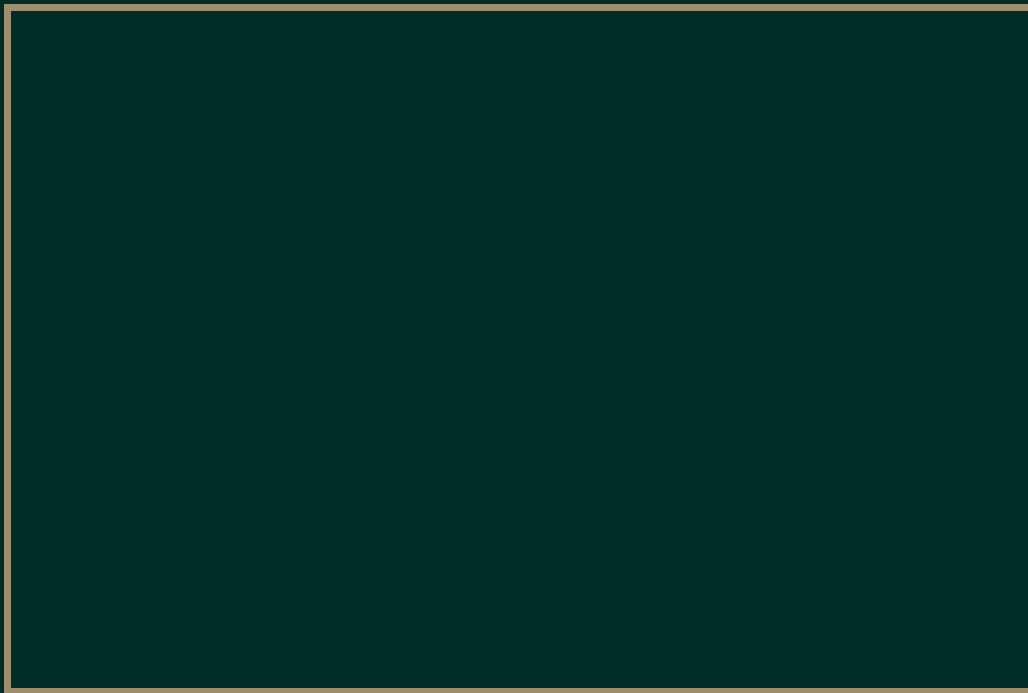


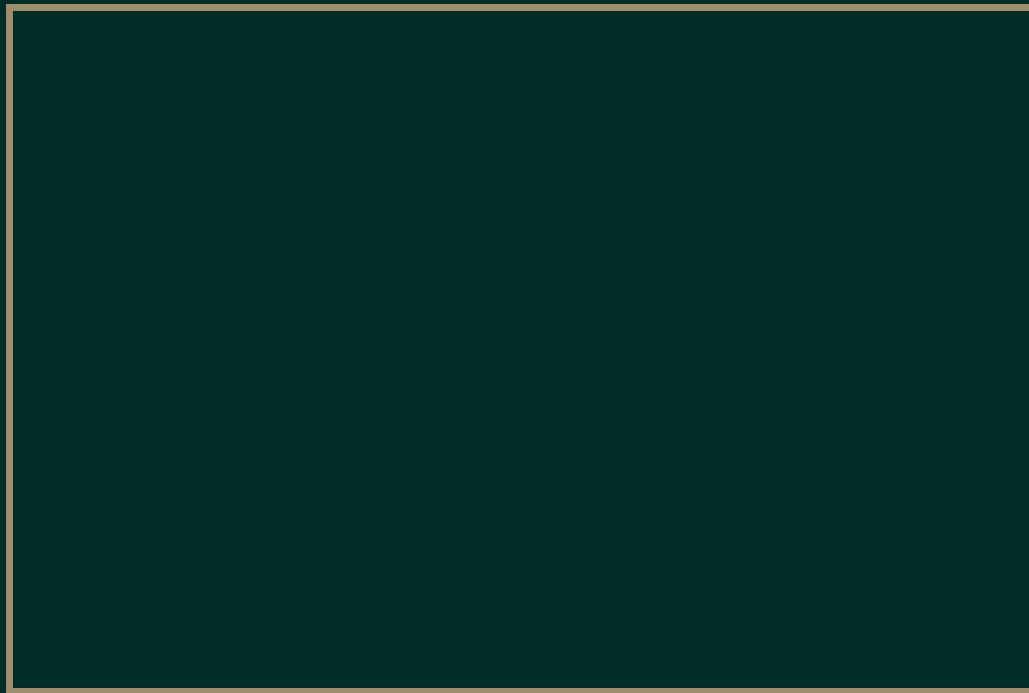
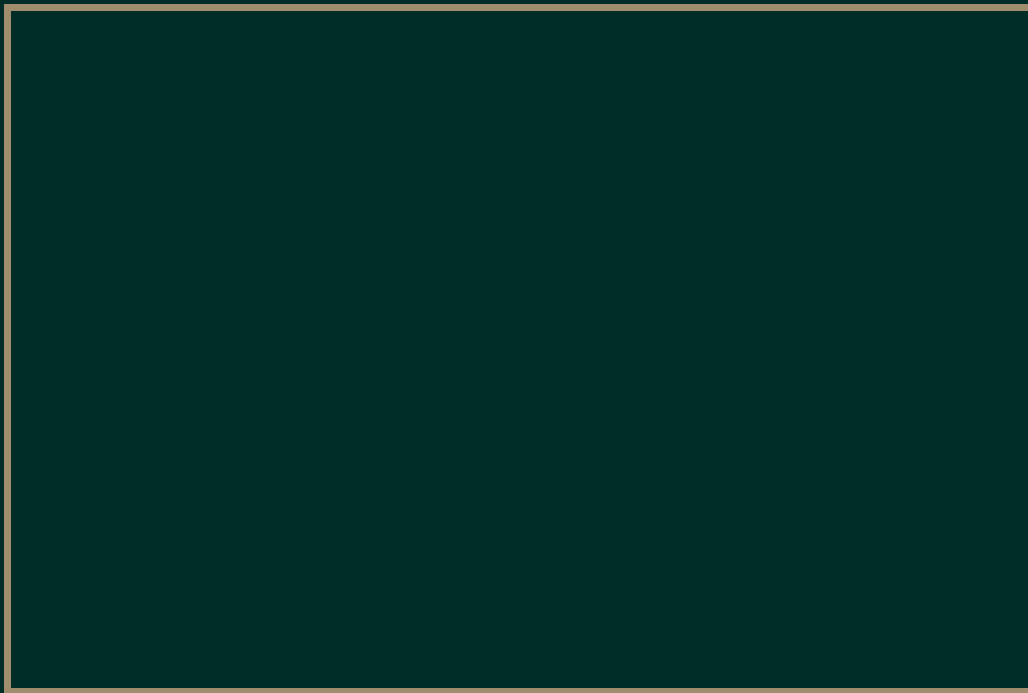
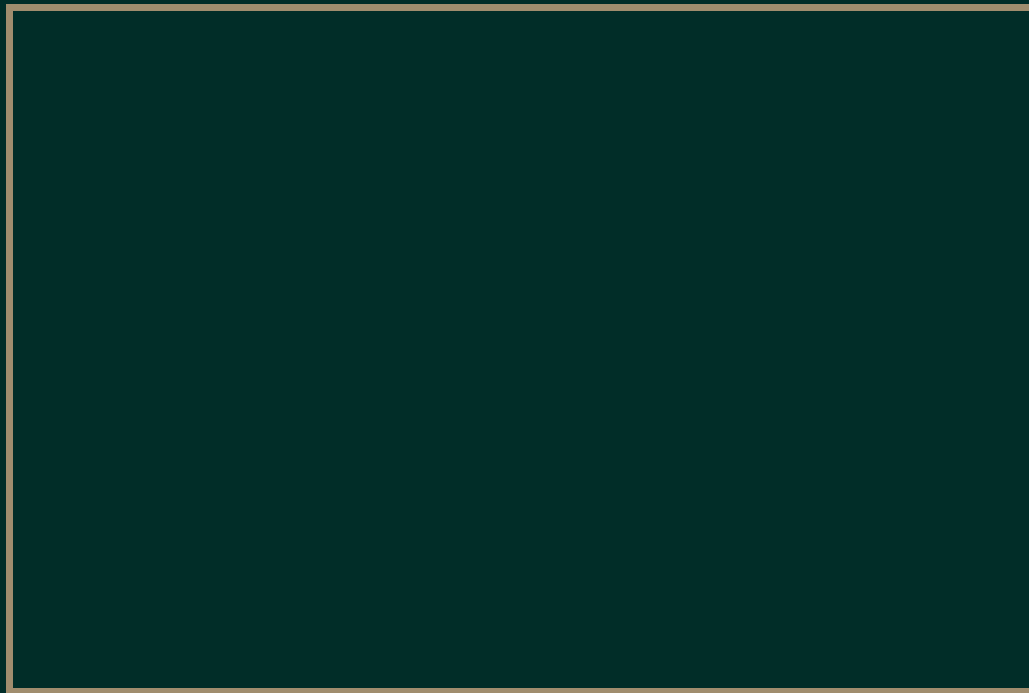
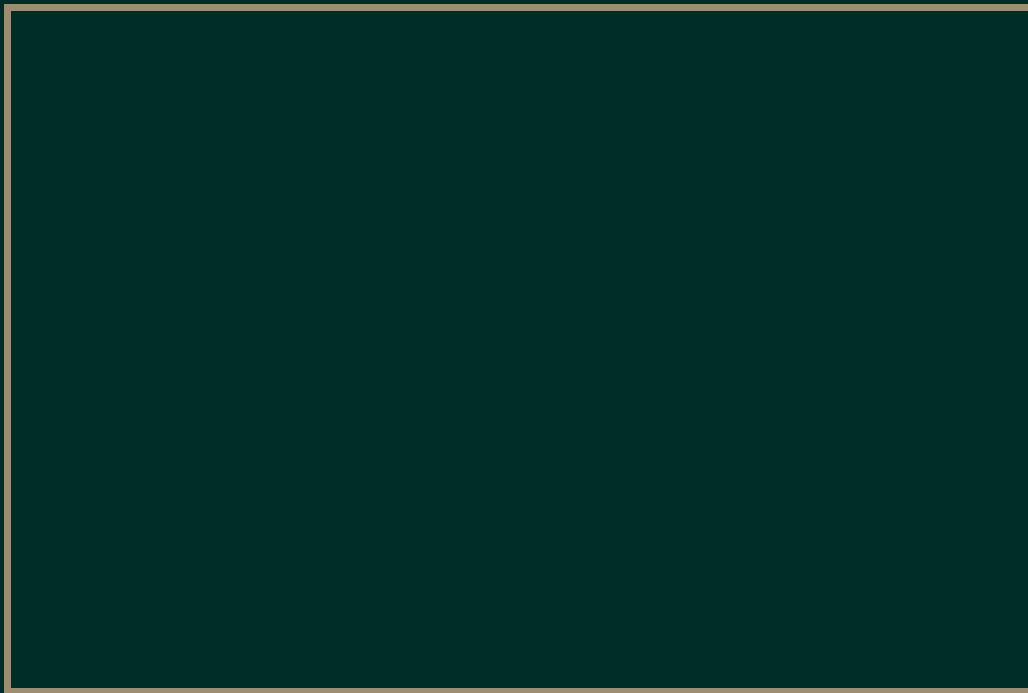






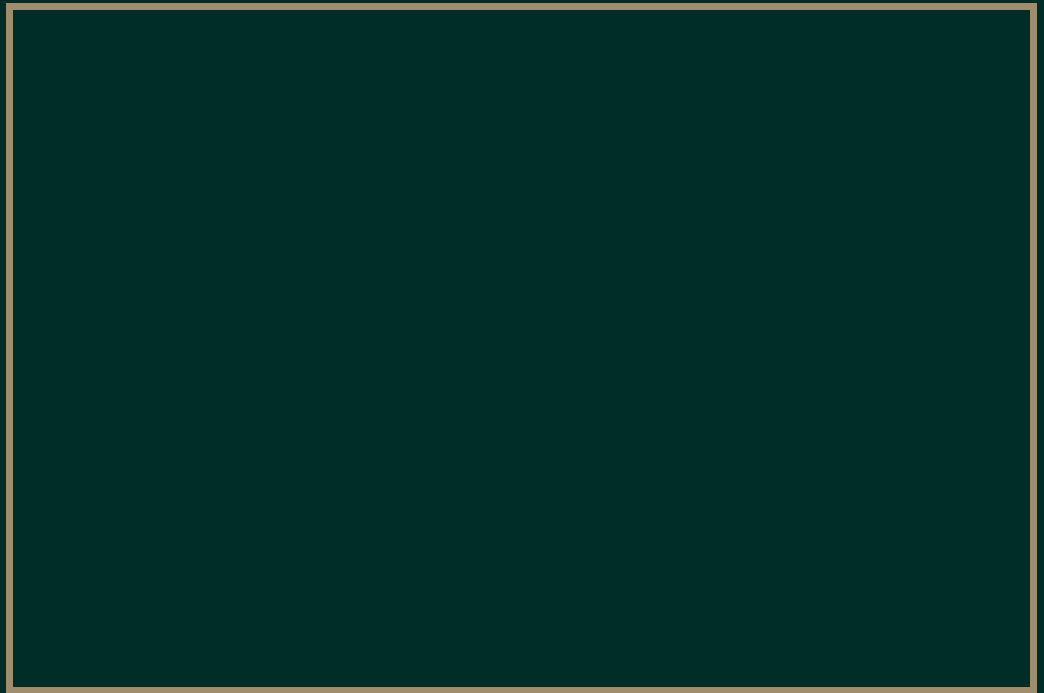
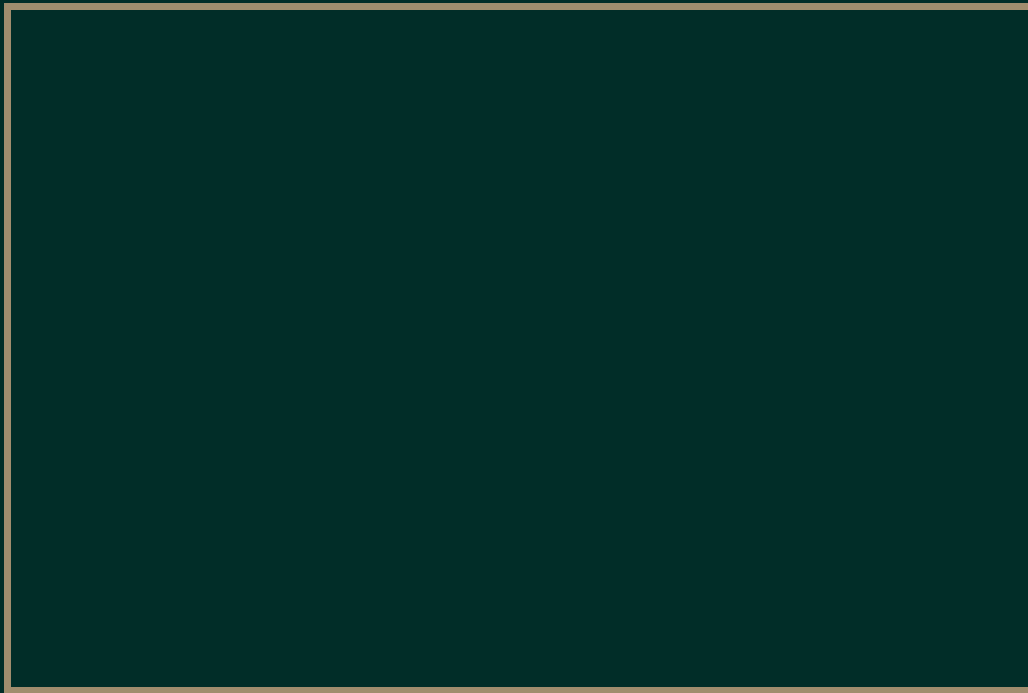


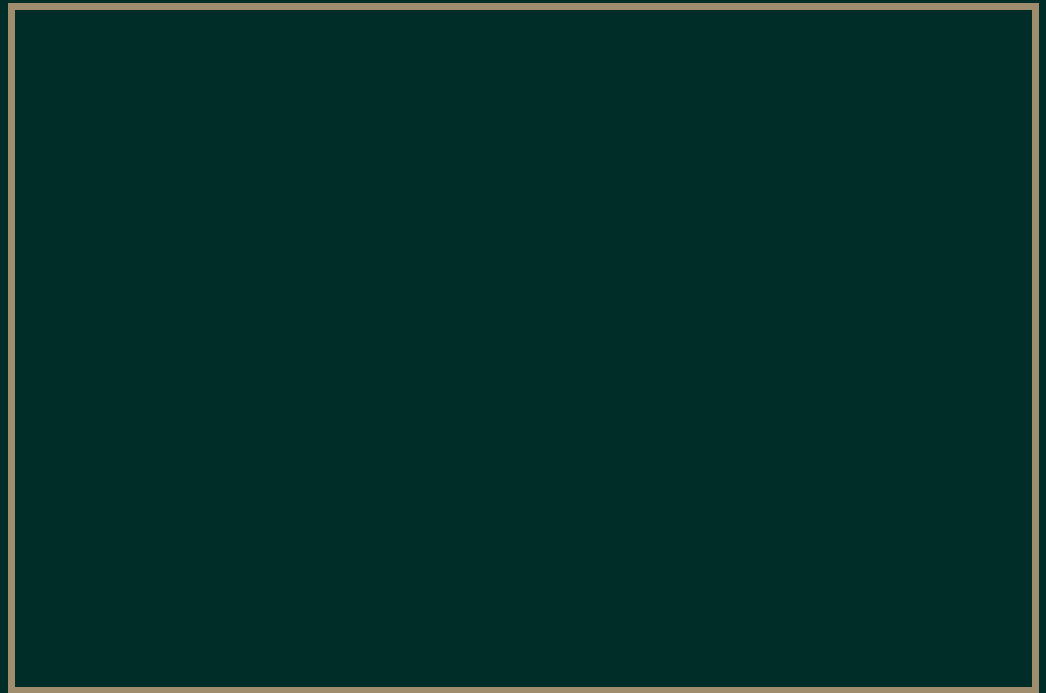
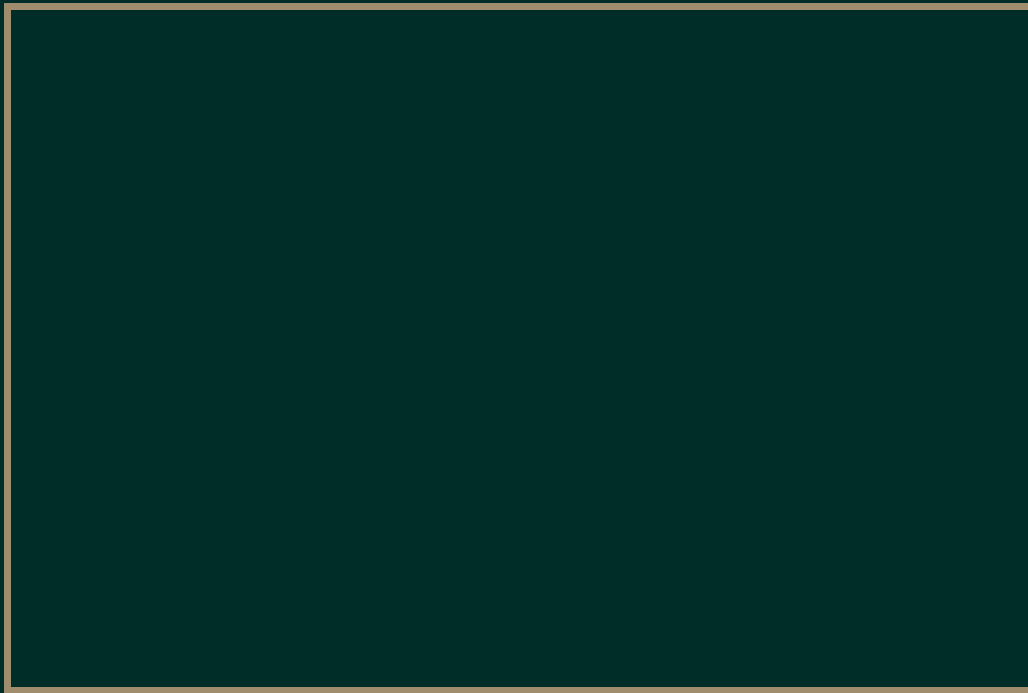






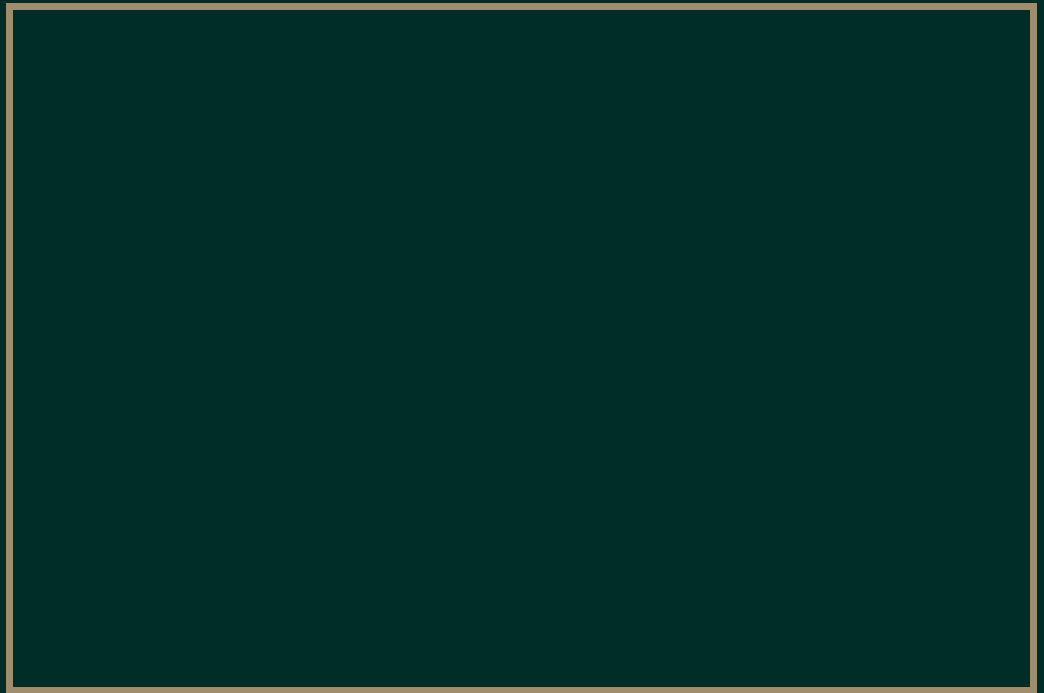
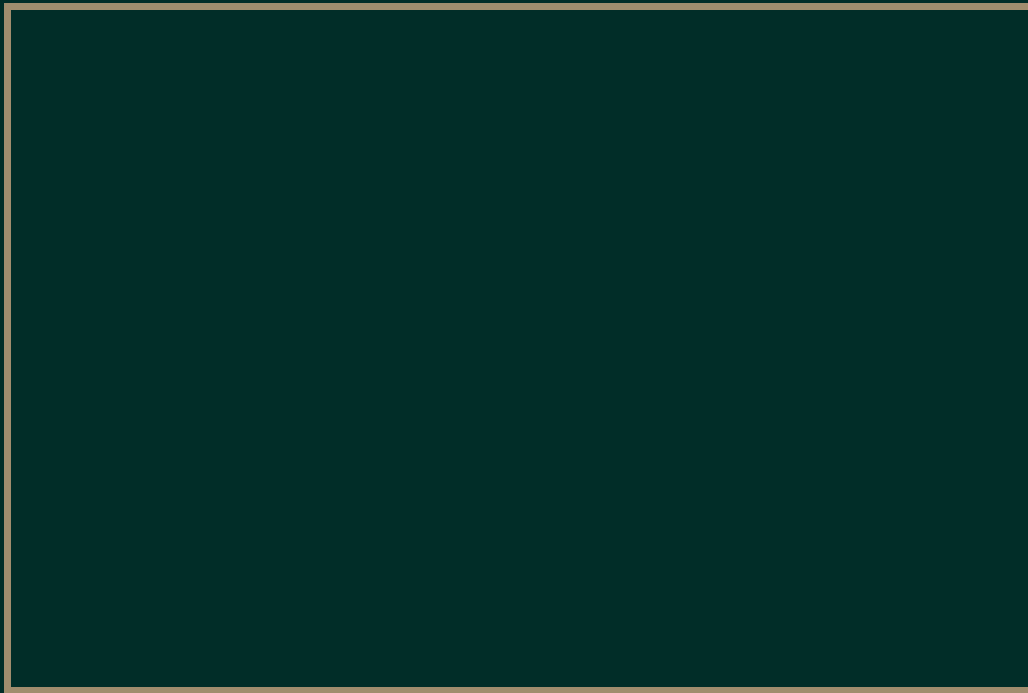
















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