On the instructions of the Mortgagees in possession



Online Auction

Thursday 26th November 2026

Flat 1, 13A St Johns Square, Wakefield, West Yorkshire, WF1 2RA

Sanderson Weatherall

Leasehold one bedroom flat in a period building within a Georgian Square – Vacant possession

- Guide Price: £45,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- On the instructions of the Mortgagees in possession
- Leasehold one bedroom flat
- Situated within a Grade II Listed building within a Georgian Square
- Vacant possession



Location

Wakefield is located approximately 11 miles south of Leeds, 16 miles south-east of Bradford and 14 miles east of Huddersfield.

Nearby Leeds Road (A650) provides direct access onto the M1 motorway (Junction 41). Wakefield Kirkgate and Wakefield Westgate mainline stations are both close by.

The property is situated on the north side of St Johns Square, directly opposite the Square's Gardens and to the east side of Kilby Street in the highly regarded St Johns area close to highly regarded schools.

An extensive range of shops and amenities are available within a short walk in Wakefield town centre.

Description

The property comprises a lower ground floor one bedroom flat of approximately 51.20 sq m (551 sq ft) forming part of a Grade II Listed building within a Georgian Square



Accommodation

Lower Ground Floor
Hallway, Galley Kitchen through to Reception Room, Bedroom and Shower/WC

Lease
Held on a lease for a term of 800 years (less 3 days) from 22/07/1983 at a current ground rent of £150 per annum.

Planning
Local Authority – Wakefield Metropolitan District Council (0345 850 6506) www.wakefield.gov.uk





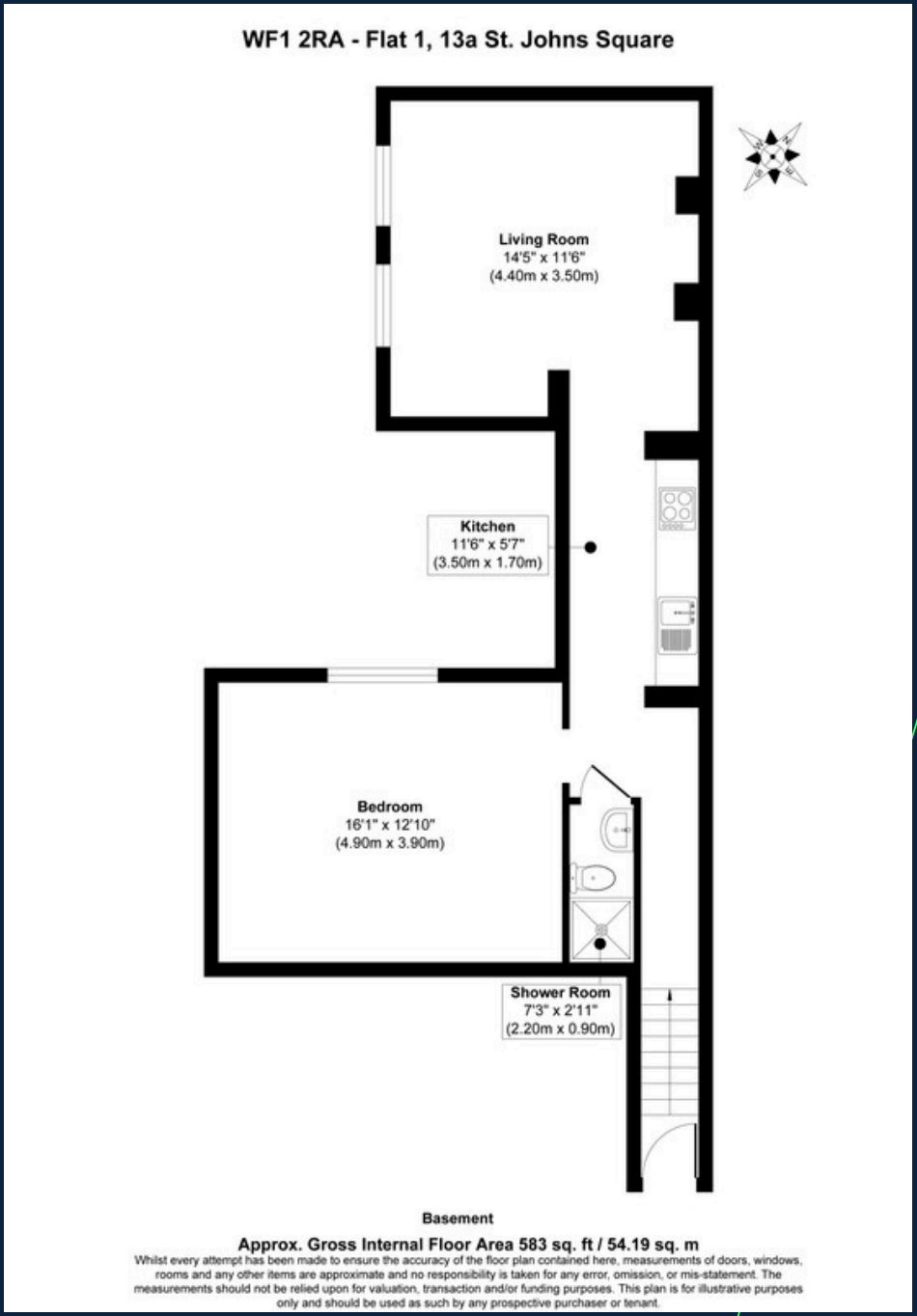








Floor Plans


WF1 2RA - Flat 1, 13a St. Johns Square
Living Room
14'5" x 11'6"
(4.40m x 3.50m)
Kitchen
11'6" x 5'7"
(3.50m x 1.70m)
Bedroom
16'1" x 12'10"
(4.90m x 3.90m)
Shower Room
7'3" x 2'11"
(2.20m x 0.90m)
Basement
Approx. Gross Internal Floor Area 583 sq. ft / 54.19 sq. m
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Guide Price
£45,000

Tenure
Leasehold

EPC
Rating - D

VAT
VAT is not payable

Council Tax
Band - A

Seller's Solicitor
Richard Pearlman LLP
Anthony Bloom | 020 7739 6100 | ahb@rpandco.com

Sanderson Weatherall

Contact: 020 7851 2100
Website: www.swpropertyauctions.co.uk



Oliver Childs
Tel: 07732 681150
Email: oliver.childs@sw.co.uk

sw.co.uk

Certified B Corporation

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Dated - 14/10/2026