

**PROSPECT ROAD  
OSSETT  
WAKEFIELD  
WF5 9HL**

**FOR  
SALE**

**DEVELOPMENT SITE WITH CONSENT FOR 2 SHOPS  
AND 3 APARTMENTS**

**APPROX. SITE AREA 0.07ACRES (0.03HA)**

## LOCATION

The site is located prominently fronting Prospect Road in central Ossett. This location is immediately adjacent to the town bus station and opposite Ossett Town football club.

## DESCRIPTION

A freehold site extending to approximately 0.07 acres (0.03 hectares) which fronts Prospect Road and is bounded by a public footpath to the front and the car park of a retail warehouse to the rear. The site is level and predominantly grassed at present.

## PLANNING

The site has planning permission for a mixed-use development comprising two shop units at ground floor level, 1 no 2-bed apartment and 1 no 1-bed apartment at first floor and 1 no. 2-bed apartment at second floor. The planning consent reference is 19/02094/FUL and further details are available on the Wakefield MDC Planning Portal.

## TERMS

The site is offered for sale on a freehold basis subject to the above planning consent at a guide price of **£150,000**. It is understood that VAT is not applicable on this sale.

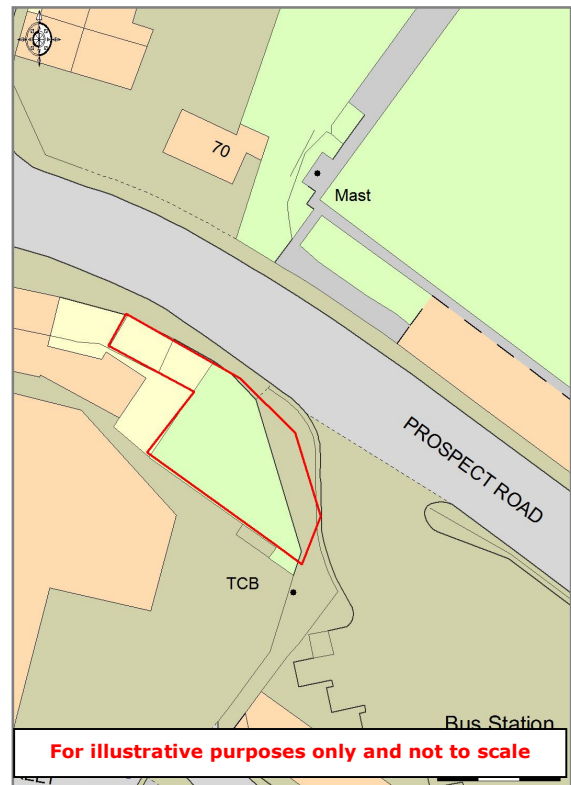
## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).

## SUBJECT TO CONTRACT

Details amended November 19

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.