

FOR SALE

UNCONDITIONAL OFFERS REQUESTED

HAIGH PARK ROAD, STOURTON, LEEDS, WEST YORKSHIRE

11.55 Acres



LOCATION

The property is located on Haigh Park Road in the Stourton area of Leeds, around 3.5 miles to the south east of Leeds City Centre. It is located in an established industrial area.

Access to the property is from Pontefract Road and under a railway bridge with maximum clearance of 3.9 metres. The junction of Haigh Park Road and Pontefract Road is just over $\frac{1}{4}$ mile from Junction 44 of the M1 motorway and around 1 mile from Junction 7 of the M621 motorway.

DESCRIPTION

The property comprises two sites extending to approximately 10.8 acres and 0.75 acres respectively. The larger site is rectangular in shape while the smaller one is triangular. The sites are largely overgrown but have been used previously for a range of industrial uses and open storage. There is a weighbridge located on the sites.

Adjacent to the larger site is the Aire and Calder Navigation which has a wide turning circle and a landing stage allowing the water-borne freight movements.

TERMS

Unconditional offers are invited for the two sites as a single lot. Conditional offers will not be considered.

Please note that the Vendors are not obliged to accept the highest, or indeed any offer received.

TITLE

The property is registered with the Land Registry under a single title number WYK169995.

ADDITIONAL INFORMATION

The Vendor has procured an intrusive site investigation report which can be made available to interested parties.

The property benefits from a Waste Transfer licence which permits the recycling of building materials.

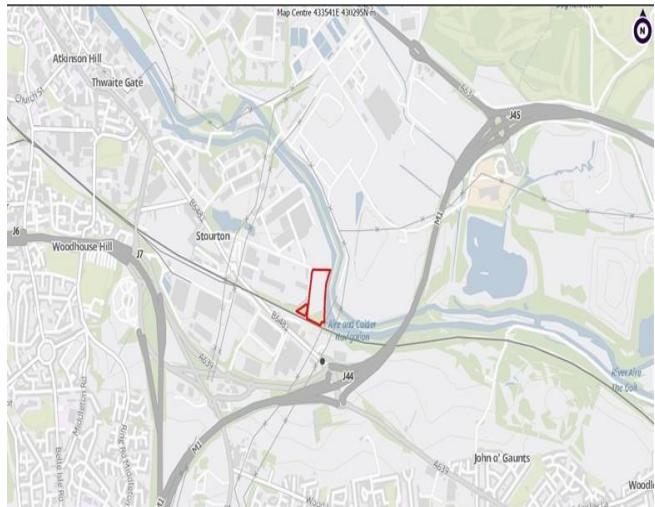
The property is currently safeguarded for HS2. Interested parties should make their own enquiries in relation to the removal of this status.

The purchaser will be required to satisfy AML requirements.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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VIEWING

Strictly by appointment with agents.

CONTACT

Rich Harris 07808 290894/
Rich.Harris@carterjonas.co.uk

carterjonas.co.uk/commercial



carterjonas.co.uk/commercial