



## Land Adjacent to Ossett Working Mens Club Wakefield Road, Ossett WF5 9JA

### PROPERTY FEATURES

- Freehold investment opportunity
- Parcel of land
- Approx 480m<sup>2</sup> / 5160 sq ft / 0.118 acres
- Located on Wakefield Rd, Ossett
- Adjacent to Ossett Working Mens Club
- Situated within busy commercial area
- Close to M1 Junction 40
- Offers invited
- For all enquiries contact FSL Estate Agents



**01924 200101**

Offers in the Region Of £30,000



## PROPERTY DETAILS

Now offered for sale is this freehold plot of land situated on Wakefield Road in Ossett situated to the west side of Ossett Working Mens Club. For all enquiries contact FSL Estate Agents on 01924 200101.

## SIZE

Approximately 480m<sup>2</sup> / 5160 sq ft / 0.118 acres. Please refer to Land Registry Plan WYK722723 and Wakefield Council Plan VW1064:c for boundary details. The boundaries are shown on the plans outlined in red.

## TENURE

Freehold land as registered under Title Number WYK722723.

## PLANNING HISTORY

We are not aware of any current or previous planning applications being submitted for the site. Any potential purchasers should make their own enquiries with Wakefield Council planning department to investigate potential use of the site.

## VAT

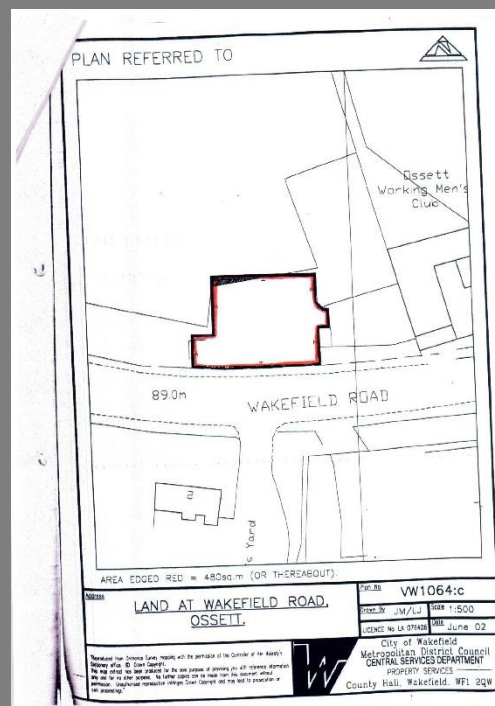
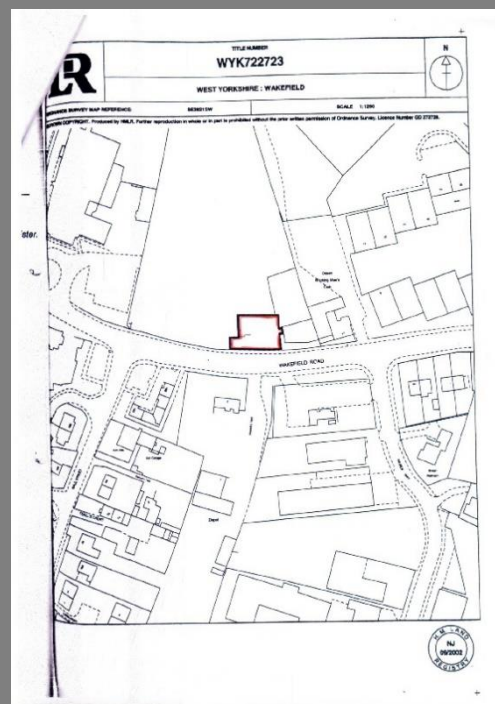
The sales price is not subject to VAT.

## VIEWINGS

There is currently unrestricted access to the site for viewings. Please note that the site is overgrown and ground uneven, therefore any access onto the site is undertaken at the viewers own risk. For any further enquiries and to submit an offer please contact our friendly team on 01924 200101.

## IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**

**PRS** Property Redress Scheme

FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: [www.fslestateagents.com](http://www.fslestateagents.com) E-mail: [enquiries@fslea.com](mailto:enquiries@fslea.com)

FSL Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. FSL Estate Agents, for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of FSL Estate Agents has any authority to make or give representation or warranty in relation to this property.