



Land Adjacent to No 47 Low Moor Lane

Woolley, Wakefield WF4 2LJ

PROPERTY FEATURES

- Freehold parcel of land
- Approx 1.67 Acres (0.676 Hectares)
- Direct access off Low Moor Lane
- Greenfield site
- Existing garage with water & electric
- Sought after village location
- Situated between Wakefield & Barnsley
- Excellent access to M1 Junction 38
- Unconditional offers invited
- For all enquiries contact FSL Estate Agents



01924 200101



Offers Around £140,000

PROPERTY DETAILS

Offers are now invited for this freehold 1.67 Acre parcel of land situated off Low Moor Lane in Woolley. The greenfield site comprises a mix of former garden and dense woodland and includes a driveway with detached garage building. The building benefits from mains water and electric. For all enquiries please contact FSL Estate Agents on 01924 200101.

SIZE

Total area of 0.676 Hectares / 1.67 Acres as indicated on Title Plan WYK488568. Whilst areas of the site are overgrown, the boundaries of the site are reasonably visible. Any potential purchasers are advised to survey the full extent of the site to ensure that the existing boundaries reflect the area indicated on the Title Plan.

TENURE

Freehold land as registered under Title Number WYK488568.

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. Accordingly, the site is offered for sale on an unconditional basis with no future clawback provision.

SERVICES

We are advised that the garage is served by mains water and electric.

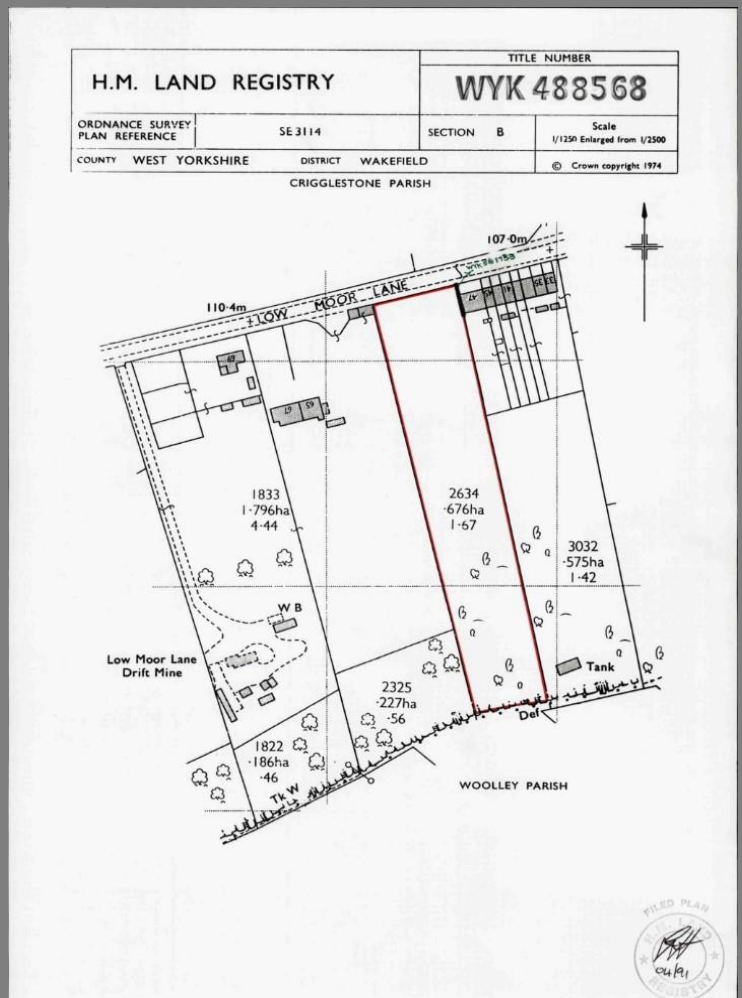
VIEWINGS

To arrange a viewing or to submit an offer please contact our friendly team on 01924 200101. Please note that the site is overgrown and ground uneven, therefore any access onto the site is undertaken at the viewers own risk.

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**

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