

## LAND WITH PLANNING PERMISSION FOR 2 X INDUSTRIAL UNITS

UNIT 1- APPROX. 2,800 SQ FT

UNIT 2-APPROX. 4,400 SQ FT

## FOR SALE



**0.8 ACRES (0.32 HECTARES)**

**LAND OFF WEAIVING LANE  
DEWSBURY  
WF12 9QR**

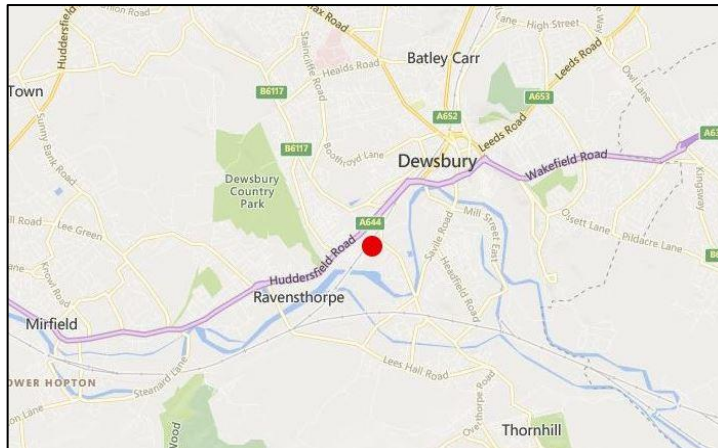
## **DESCRIPTION**

An opportunity to purchase approx. 0.8 acres of land with the benefit of granted outline planning permission for 2 industrial units. Planning documents can be found at Kirklees Council Planning Portal application number- 2021/62/91719/E.

Should any prospective buyer need assistance with regards to the planning documents, please contact the architect Steve Camps from SDC Projects on 07970 291539.

## **LOCATION**

The site is located in a popular commercial location with adjacent industrial units and household recycling centre in close proximity. The land is approximately 1 mile from Dewsbury Town Centre and approx. 8 miles to Wakefield City Centre.



## **ACCOMMODATION**

Approx. 0.8 acres.

## **FREEHOLD**

£350,000

## **VAT**

All prices quoted are exclusive of VAT which will be charged at the standard rate where applicable.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs in this matter.

## **RATES**

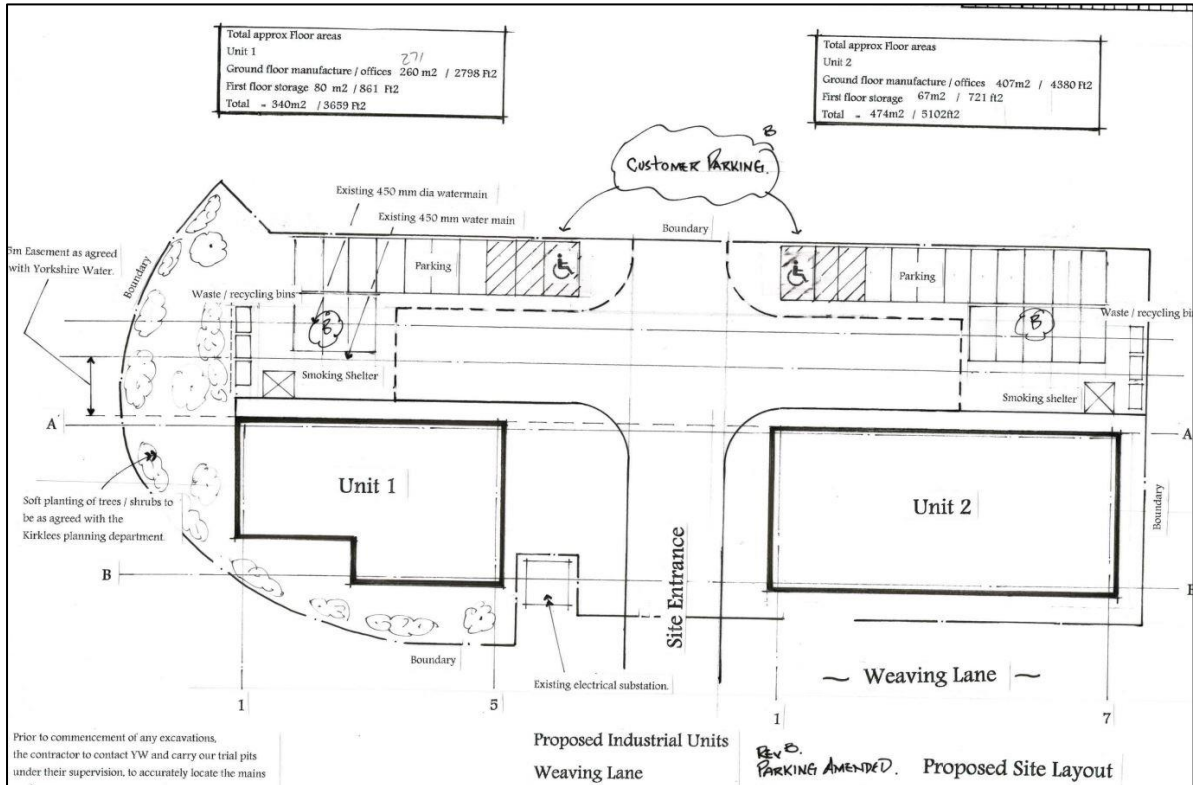
We understand from the VOA website that the current rateable value of the land is £15,000. The rates payable is calculated by applying the current business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.



*These images are of the site prior to its current condition. The site is currently undergoing works to revert back to the pictured state prior to completion of a sale.*

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Isobel Smith or Lee Carnley will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.



## **GENERAL INFORMATION**

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared May 2022 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.