

# SIGNIFICANT LANDMARK SITE FOR SALE



## The Orangery & Lodge, Back Lane, Wakefield, WF1 2TG



- 3,621 sq ft (336.39 sq m)
- Guide Price £250,000
- Grade II \* Listed
- Historic features throughout
- Potential for a variety of uses
- Central location
- Approx 0.7 acres

## DESCRIPTION

An extremely rare opportunity has arisen to purchase one of Wakefield City Centre's most prestigious and renowned properties.

This Grade II \* property dates back to the 18th century, and is originally linked to the nearby Pemberton House. It has had several uses over the years but originally built for horticultural purposes then becoming a small zoo, public bath and various other uses. It was last tenanted in 2016 for a conferencing and exhibition space and has since been vacant.

The site comprises of two buildings, The Orangery which is largely single storey with two rooms at the first floor comprising an open hall and large reception area plus ancillary rooms for amenities.

The second building on site is referred to as The lodge and is equivalent to a spacious two up two down. The site also has spacious grounds to the front and rear. The site totals approximately 0.7 acres.

Please note, the site buried remains and monuments in the grounds linked to the adjacent Unitarian Chapel which are consecrated grounds and therefore are protected and cannot be removed.

The property would lend itself to a variety of uses such as restaurant/bar, leisure, childrens day nursery, place of education, place of worship, training centre, clinic, community centre to name but a few and subject to planning permission.



## LOCATION

The property is located close Wakefield City Centre adjacent to Westgate train station, and across the road from the new CAPPA college building. Due to its location it is surrounded by a wide range of retail premises and ample parking.



## ACCOMMODATION

### THE ORANGERY

Ground Floor:

Main Hall- 41ft 5in x 16ft 5in = 680 Sq Ft

Smaller Hall - 38ft 5in x 18ft 11in = 726 Sq Ft

Lobby: 33ft 9in x 7ft 11in = 267 Sq Ft

Room 3- 15ft x 15ft = 225 Sq Ft

Room 4- 11ft 10in x 14ft 7in = 172 Sq Ft

Room 5- 17ft 9in x 14ft 10in = 263 Sq Ft

Store- 3ft 5in x 9ft 3in = 32 Sq Ft

Kitchen 10ft 1in x 7ft 1in = 71 Sq Ft

**Ground floor net internal area= 2,436 Sq Ft (Plus Wc facilities, external store and cellar)**

**First floor:**

Room 6- 18ft 7in x 7ft 11in = 147 Sq Ft

Room 7- 21ft 4in x 8ft = 171 Sq Ft

**First floor net internal area- 318 Sq Ft**

### THE LODGE:

Ground floor left- 13ft 8in x 9ft 1in = 124 Sq Ft

Ground floor right- 13ft 5in x 15ft 7in = 209 Sq Ft

Kitchen- 6ft 2in x 4ft 7in = 28 Sq Ft

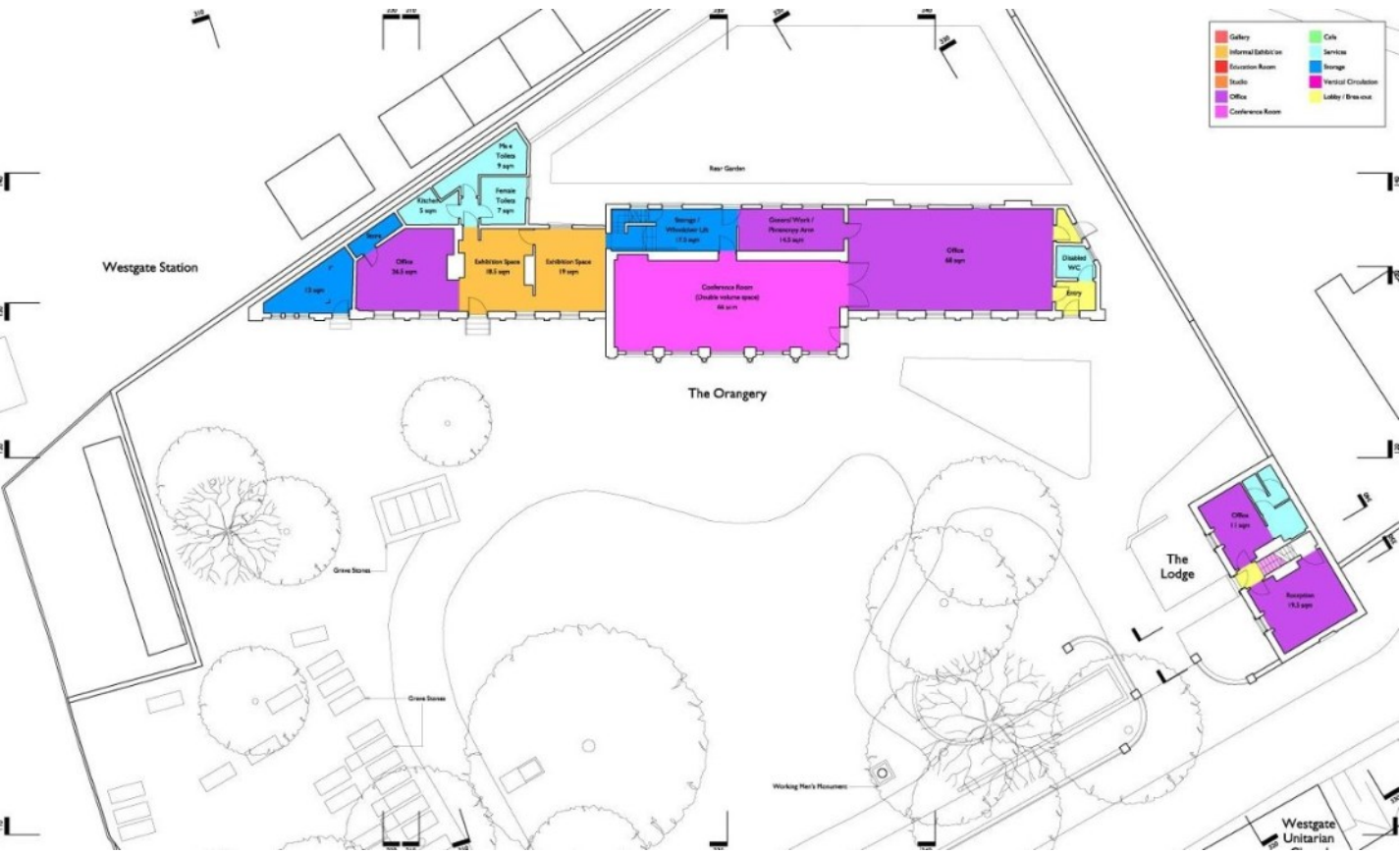
First floor- 15ft 11in x 31ft 10in = 506 Sq Ft

**Total net internal area- 867 Sq Ft (plus Wc facilities and cellar)**

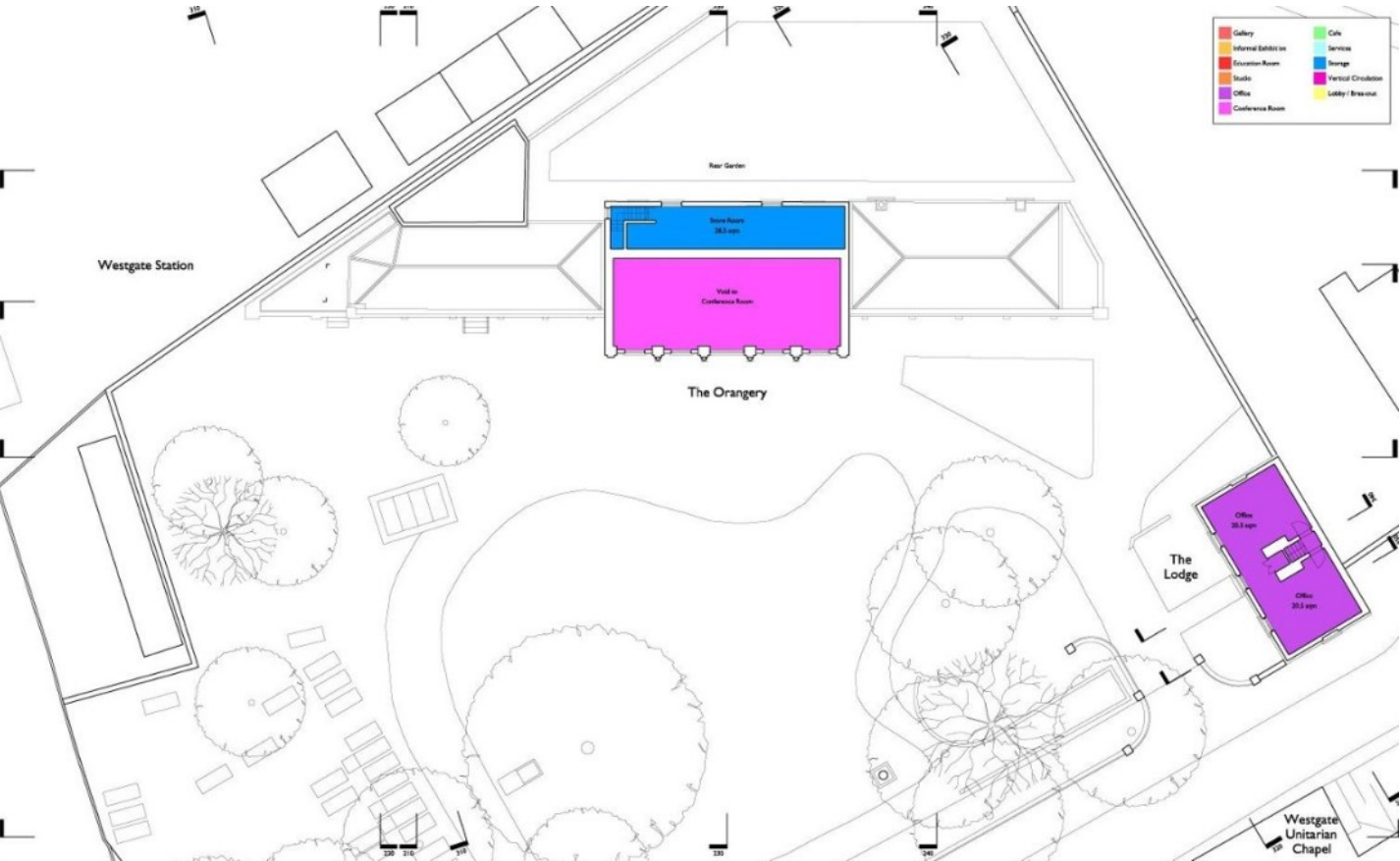




GROUND FLOOR



FIRST FLOOR



## SUMMARY

|                    |                                                                                                                                                                                                                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PRICE              | Guide Price £250,000                                                                                                                                                                                                  |
| RATEABLE VALUE     | The Orangery- £15,250<br>The Lodge- £6,000                                                                                                                                                                            |
| VAT                | The site is exempt from VAT.                                                                                                                                                                                          |
| LEGAL FEES         | It's the buyers responsibly to meet the costs of both the vendors legal and surveyors fees.<br>Surveyor fees– 2%<br>Legal Fees– to be confirmed based upon purchase price.                                            |
| EPC                | Not applicable.                                                                                                                                                                                                       |
| CONDITIONS         | The vendors will need to see detailed proposed plans for the building prior to any offer being accepted.                                                                                                              |
| BUY BACK AGREEMENT | Due to the location and nature of this building the Council will need to include some protection for this property in the form of a buy back provision, details of which can be negotiated with the preferred bidder. |

## VIEWINGS & FURTHER ENQUIRIES

|                                                                                    |                                                                          |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
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### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- 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.
- 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.
- 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.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created July 2026 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.