TO LET / MAY SELL

2 ACRES LAND (GROSS)

HOLDER & CO
Property Consultants



Marsh Way (A61) / Jacobs Well Lane, Wakefield WF1 3PB

- Former gas holder site
- Approx 2 acres of land (gross)
- Access from the A61 / Jacobs Well Lane
- Opposite Trinity Walk Shopping Centre

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Land at Marsh Way (A61) / Jacobs Well Lane Wakefield





LOCATION

Located in Wakefield City Centre, approximately 3.4 miles south of J41 M1. The land is situated fronting the A61 / Marsh Way with return frontage to Jacobs Well Lane.

DESCRIPTION

A former gas holder site. The site extends to approximately 2 acres (gross) and benefits from two points of access; Jacobs Well Lane / Marsh Way (A61).

The site is currently populated by 'self-seeded' trees and shubbery and sits adjacent to an operationally ongoing Northern Gas Networks site. There is a change in levels from the north to the south of the site and a mobile phone mast subject to a lease in the north east corner of the site.

PLANNING

The Wakefield Central Area Action Plan allocates the site for residential with associated ground floor retail uses.

We would anticipate that other commercial uses may be considered, interested parties are advised to make their own enquiries of Wakefield Planning Department in this regard.

TERMS

The land is offered leasehold with vacant possession BUT with ongoing occasional access rights to the vendors from the south west entrance off Marsh Way / A61.

Our clients may consider a freehold sale.

Please contact the agents for further information and quoting rental.

CONTACT / FURTHER INFORMATION

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SUBJECT TO CONTRACT

In accordance with anti-money laundering regulations, we are required to carry out identity and related checks on clients before a transaction can proceed.

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