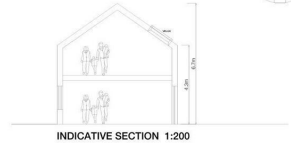


Layout Plan

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Redline Area: 1671m² / 17997ft²

Revision | Drawn | Reviewed | Date

planners | urbanists | architects



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FOR COMMENT

Client Name
DOUBLE TWO LTD

Project Title
THORNLEIGH AVENUE, WAKEFIELD

Drawing Title
Indicative Layout

Drawn By SZJ	Reviewed By SZJ	Scale @ AS 1:500	Date Mar 23
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Drawing No. P4555	PROJECT NO. SPA	DATE XX	TYPE ZZ	DATE DR	NO. A	20 002	Revision B
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File Path

Important notice:
Do not scale off this drawing. Critical dimensions should be checked on site prior to works commencing. Dimensional conflicts should be brought to the company's attention as soon as they become apparent. Failure to do so could render the contractor liable for subsequent losses. Copyright in this drawing and any work executed from this drawing remains the property of Spawforths.

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price. Situated in a sought-after area of Wakefield is this parcel of undeveloped vacant land (approximately 0.16ha in area) and is offered for sale with the potential for a development of a live/work scheme, accessed from Thornleigh Avenue.

With the benefit of substantial formal pre application discussions with Wakefield Planning Department, advice has been sought for two live/work units, creating work facilities on the ground floor, comprising a work unit (anticipated to be 35sqm each in size) and a garage for each unit (18sqm), with internal stairs to two first floor flats (64sqm). It is proposed that the existing access will be utilised from Thornleigh Avenue, with the provision of a shared driveway, parking and turning area.

Following pre application discussions, the Council have responded positively to the proposals and the principle is considered acceptable. It has been noted that overall, it is considered that the proposed design and layout should be achievable without comprising the amenities of neighbours, highway safety nor the character of the area.

Any application submitted will require specific consideration to the council's response from the statutory consultees that

For Sale By Modern Method of Auction Starting Bid £175,000

74 Thornleigh Avenue, Wakefield, WF2 7SF

