



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

74 Thornleigh Avenue, Wakefield, WF2 7SF

In summary, the site is subject to part of the Wakefield Council's Local Development Plan Core Strategy 2009, is allocated within the Wakefield Urban Area, and falls within flood zones 2 and 3a (areas at medium and high risk of flooding) as identified by the Environment Agency and upon the Council's adopted Local Development Framework Strategic Flood Risk Assessment. A basic flood risk appraisal report has been prepared and should support any future application. The National Planning Policy Framework and the emerging Local Plan 2036 are also a key considerations for any application.

The proposed site is well placed to local amenities including shops and schools, Thornes Park and a short drive or walk to Wakefield City Centre.

Please note, the proposed site is larger than a flood risk area. Further details are available upon request.

ENQUIRIES

Please contact our Wakefield office for more information.

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and

make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

