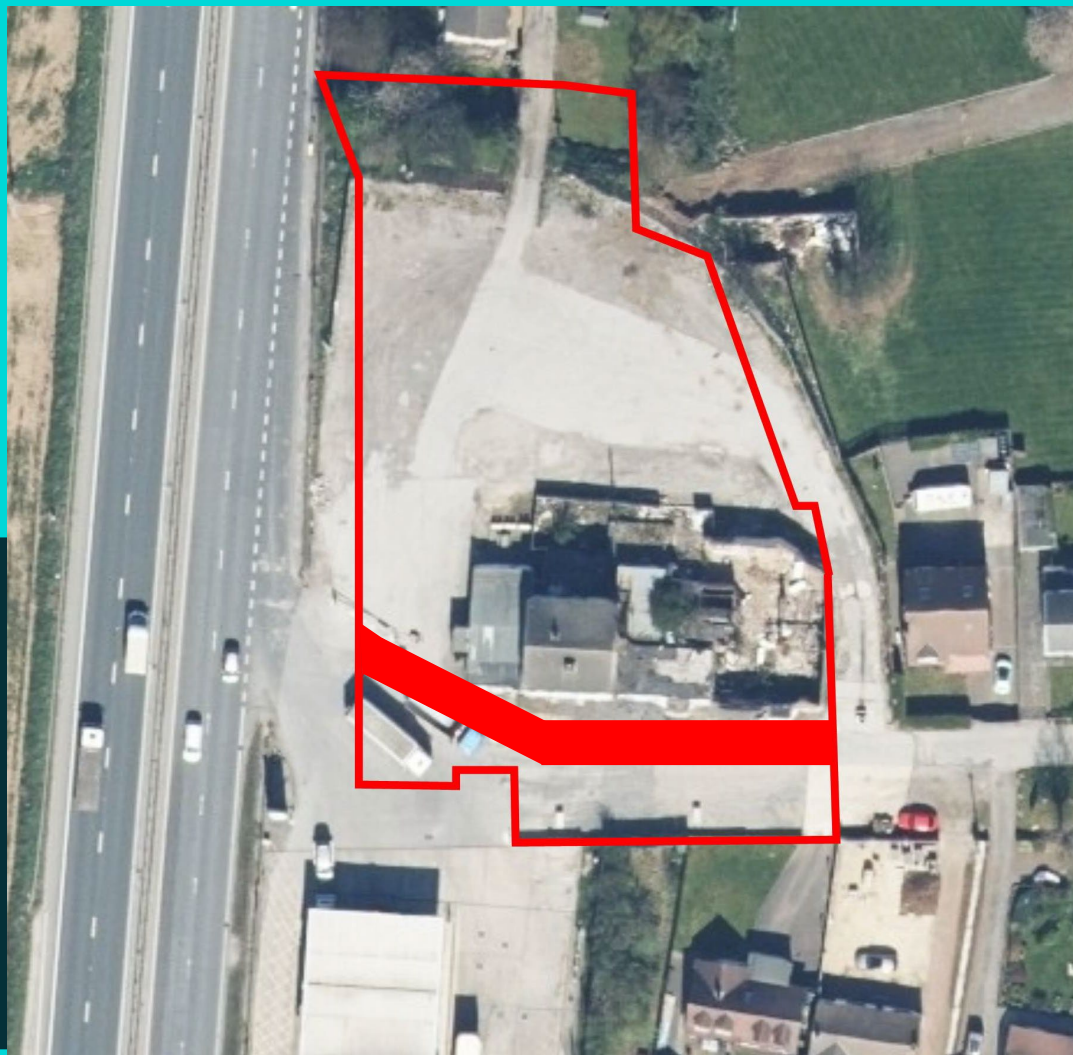


## FOR SALE

# Prominent Roadside Development Site

Land and buildings, The Wayside, A1, Great North Road  
Darrington, Pontefract WF8 3HU



### Contact

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## Location

The property is located just off the A1 and is accessed via a deceleration zone on the southbound carriageway. The A1/M62 intersection lies only 1.5 miles north, providing links to the wider motorway network, connecting Hull (east) and Leeds (west).

The property benefits from frontage to the A1 with passing traffic of 65,000 vehicles per day. Directly adjacent is a BP branded petrol filling station/ Applegreen branded shop

The nearest competing services are Moto Ferrybridge 3 miles north and Shell 3 miles south at Barnsdale where a Starbucks and McDonalds are being constructed.

Pontefract is the nearest town (4 miles north) and sits within the metropolitan borough of Wakefield with a population c.33,000 (2021).

## Description

The property consists of a broadly flat, irregular shaped brownfield site as shown edged red on the site plan and extends to approximately 0.837 acres (0.34 ha).

The existing building comprises a former Café/restaurant and currently lies vacant and semi-dilapidated.

There is a surfaced parking area to the front of the property and built accommodation extending to approximately 1,246 sq. ft.

Substantial upgrade works (£9.4m) are ongoing on the Wentbridge Viaduct and Wentbridge Road Bridge (1 miles south) which are scheduled for completion in Summer 2024.

## Planning

The site is capable of being redeveloped for a variety of uses, subject to obtaining the relevant planning consents.

## Terms and Tenure

The property is offered Freehold and is subject to a right of way hatched red on the above plan. Both unconditional and subject to planning offers will be considered.

## VAT

All figures quoted are exclusive of Value added Tax which will be charged at the prevailing rate.

## Viewing

The site can be viewed from the road at any time.

**Prominent roadside location off the A1**

**Adjacent to an established service area**

**0.34 hectares (0.837 acres)**

**Circa 65,000 vehicles per day (A1)**

**Potential for a variety of uses subject to the necessary consents**



Freehold

### Accommodation

The property comprises the following approximate floor/site areas:

	Sq m	Sq ft
Built accommodation	115.78	1,246
	Hectare	Acre
<b>Total Site Area</b>	<b>0.34</b>	<b>0.837</b>

Note: The above floor have been adopted from the VOA and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Rateable Value

We are advised that the Rateable Value for the property is £7,100 and the UBR for 2024/25 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Purchasers. Prospective Purchasers will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Total Site Area

0.34 hectares

**0.837** acres



53.4m



For further details contact:  
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