

On behalf of A D Rodger Esq & R N Phillips Esq
Joint LPA Receivers

For Sale

12a Main Street, Upton, Pontefract, West Yorkshire, WF9 1EH
Mixed Use Property, Potential for Residential Development



Contact

For further information or to arrange an appointment please speak to:

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- Mixed use property comprising a convenience store, take away unit and 2 flats
- All parts of the property available with vacant possession
- Previous consent for development of 2 residential dwellings to the side of the existing building
- Corner plot totalling 0.28 acres (0.11 hectares)

LOCATION

The property is located in Upton in West Yorkshire. Upton is a small village in a semi rural location. Other nearby urban areas include Pontefract, approximately 9 miles to the north and Doncaster 11 miles to the south. Access to the motorway network is good, with a junction to the A1(M) lying approximately 1.5 miles to the east of the property via Wrangbook Lane.

The property is situated in an almost exclusively residential area on the corner of Main Street and Cross Street. The property is bound on two sides by semi-detached residential properties.

DESCRIPTION

The property is a detached building on a site totalling approximately 0.11 hectares (0.28 acres). The site is generally flat and roughly square in shape.

The property briefly comprises a former convenience store, former takeaway and 2 bedroom flat to ground floor level, with a 3 bedroom flat to first floor level.

The building is of traditional brick construction with a rendered façade to the front elevation. To the north eastern elevation there is a single storey extension of brick construction with a flat roof.

The former convenience store has an entrance with roller shutter door and frontage onto Main Street. The main retail space comprises approximately 107 sq m (1,142 sq ft) with an additional 56 sq m (598 sq ft) of internal storage space.

The former take away unit, adjacent to the convenience store, is approximately 28 sq m (300 sq ft) and also benefits from a roller shutter door to the main entrance.

Accessed both through the convenience store and through a private access to the rear of the building, the ground floor flat comprises 2 bedrooms, bathroom, and kitchen.

The first floor flat has a private separate access to the side of the take away unit, leading to a stair case to the first floor. The accommodation comprises entrance hall way, 3 bedrooms, lounge, kitchen and bathroom.

Externally there is a large yard to the rear of the property which is accessed via a gate to the side of the property via Cross Street.

PLANNING

Planning permission had previously been granted for the development of 2 dwellings to the side of the existing building (Wakefield Metropolitan District Council planning application number 05/99/20112/L). The property does therefore have potential for residential development, subject to the necessary consents. Further information is available on request.



SITE AREA

The total site area is 0.28 acres (0.11 hectares).

ASKING PRICE

We invite written unconditional offers for the freehold interest. Only offers supported by proof of funding and solicitor's details will be considered.

VIEWING DETAILS

Viewings are to be arranged via the sole marketing agent GVA Grimley. For viewing information, please contact:

James Yates or Andrew Foster
0113 280 8025



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