



Funeral Car Park

Main Street, Garforth, LS25 1AA

DEVELOPMENT OPPORTUNITY

0.08 Acres
(0.03 Hectares)

- POTENTIAL FOR MULTIPLE USES STPP
- PROMINENT MAIN STREET LOCATION



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Summary

Available Size	0.08 Acres
Price	Offers in the region of £50,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The property comprises a flat car park site with access from Main Street, measuring approximately 0.08 Acres. The OS plan edged red is for illustrative purposes only, interested parties should make their enquires of the land registry to confirm.

Location

The land occupies a main road position just off Main Street in Garforth. Leeds City Centre is 8 miles to the West and Castleford 6.5 miles to the South. Junction 46 of the M1 Motorway is just under 2 miles away.

Terms

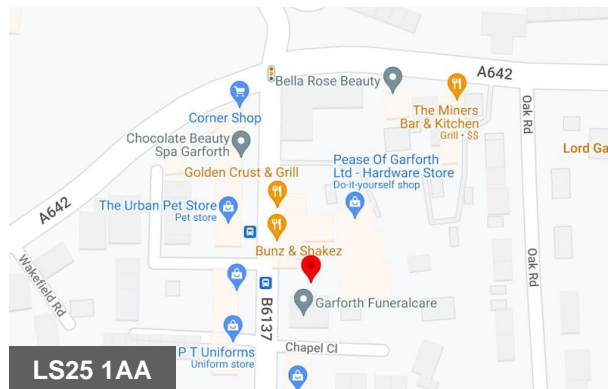
The site is available freehold with a guide price of £50,000. We are inviting UNCONDITIONAL offers only.

Planning

The site could be used for a variety of uses or redeveloped, subject to the necessary planning approval. Interested parties should make their own detailed enquiries of the local planning authority.

Services

We understand mains services are available adjacent to the site but purchasers should make their own enquiries of the relevant authorities.



Viewing & Further Information



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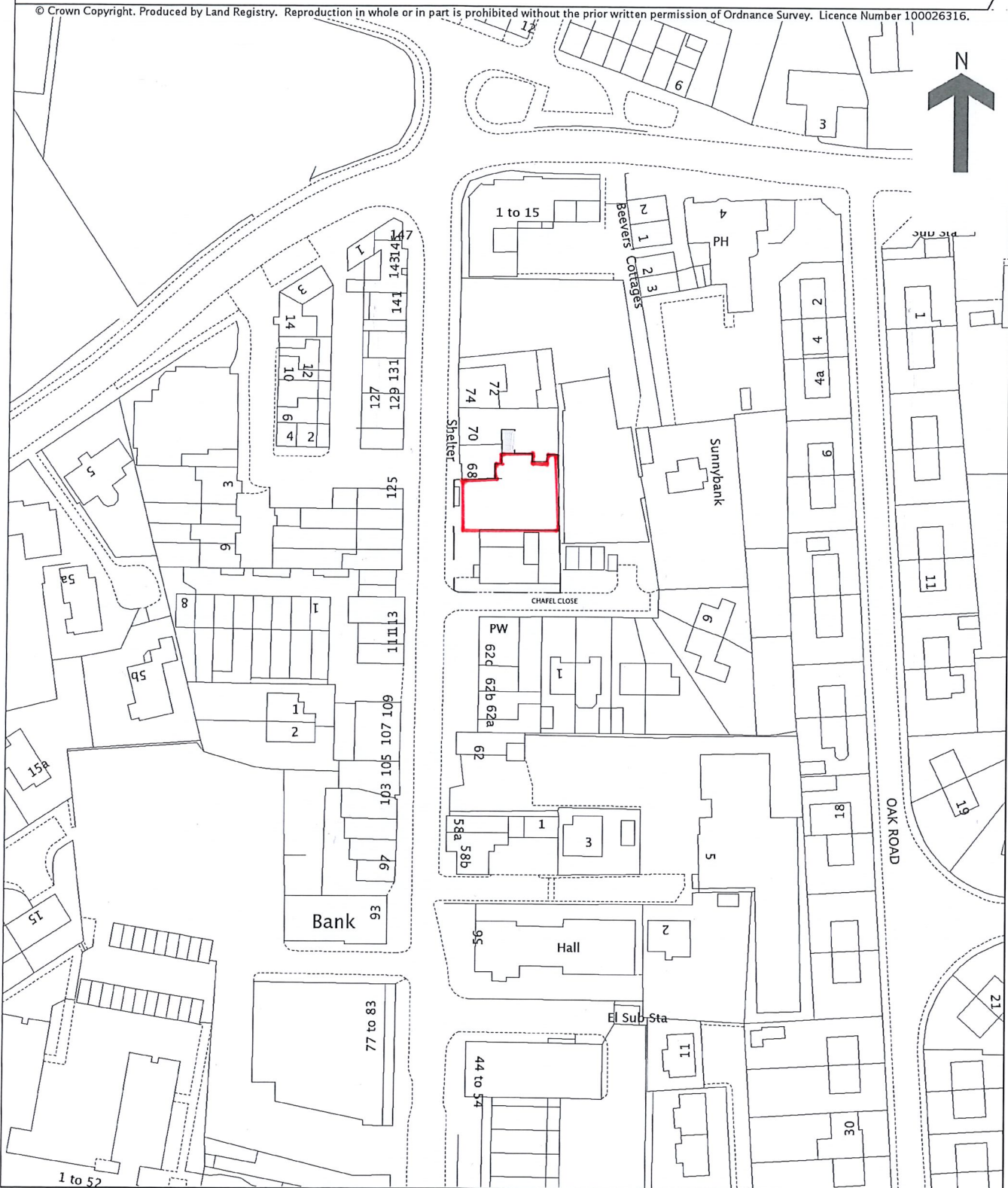
petebradbury@cartertowler.co.uk

Land Registry Index map plan

Title number **not applicable**
Ordnance Survey map reference **SE4033SW**
Scale **1:1250**



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Plan prepared on 26/01/2012 at 00:00:01.

This Plan should be read in conjunction with result W91SGKB.

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.