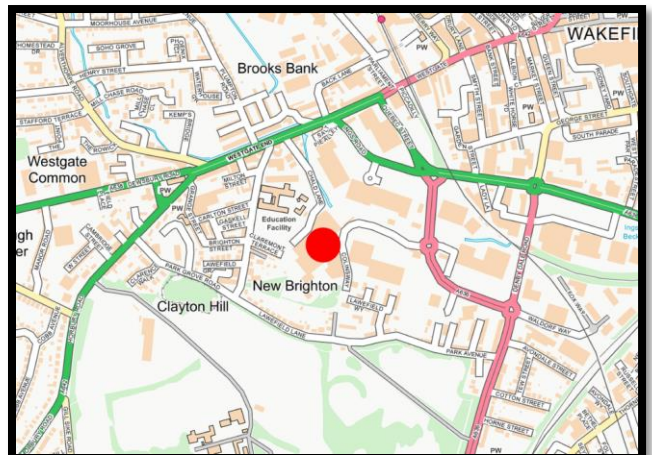




*\*For identification purposes only*

**Substantial Development Opportunity – Suitable for a variety of uses (subject to planning)**

- Excellent opportunity to acquire the site of the former Speedibake Factory.
- Suitable for a number of alternative uses, with a positive response from the local planning authority towards residential use.
- Located on the fringes of Wakefield City Centre.
- Located 10 miles south of Leeds and 20 miles north of Sheffield.
- Circa 7.9 Acres (3.20 Hectares)
- **Offer Deadline 12 Noon Wednesday 26<sup>th</sup> April**





### Location

The site is located within the City of Wakefield, located to the west of the popular Westgate Retail and Leisure Park, which contains high profile retail occupiers McDonalds, Cineworld and Tesco, amongst others. The town centre (0.5 mile northeast) boasts a number of amenities including, a selection of retail offerings at Trinity Walk shopping centre, in addition to a plethora of popular bars and restaurants.

Along the city centre's southern gateway is the Hepworth Wakefield, and the newly developed, up-and-coming hospitality destination, Rutland Mills.

Wakefield benefits from the provision of two train stations; Wakefield Kirkgate and Wakefield Westgate, both stations providing services to Leeds and London in addition to nearby towns and cities within Yorkshire.

### Description

The site comprises the now demolished former Associated British Food's (ABF) Speedibake Factory. The topography is broadly flat and is of a somewhat irregular shape. Access to the site can be obtained from Colinsway to the east.

The site abuts the Westgate Retail and Leisure Park to the north and east. Lawefield Primary School is to the northwest, and estate housing to the east, south, and southwest, which includes the completed Persimmon scheme; Clarence Heights.

### Planning

The site is currently designated as use class E (Commercial/Business & Service) / B2 (General Industrial, as it's former use as a factory.

The site is suitable for a variety of alternative uses, receiving positive responses from the local planning authority for change of use to Residential (Use class C).

Interested parties are encouraged to make planning enquiries with Wakefield Council.

### Data Room

The data room includes a comprehensive collection of technical information.

Access to the Data Room is available via the dedicated website: <https://colinsway-wakefield.com>

### Tenure

The entire site is of freehold tenure as shown edged red on the aerial plan.

### Terms

Offers are invited by way of informal tender for our Clients freehold interest with vacant possession on completion.

### Offer Deadline 12 Noon Wednesday 26<sup>th</sup> April

Further information is available from joint agents; Cushman & Wakefield and Rapleys.

### Surveyor/Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

### Viewing

The site can be viewed from the adjoining public highway. Alternatively viewings can be arranged via the joint agents.

For industrial enquiries;  
**Dave Robinson MRICS**  
+44 (0) 7784 156 664  
[david.robinson@cushwake.com](mailto:david.robinson@cushwake.com)

For residential land enquiries;  
**Matthew Brear MRICS**  
+44 (0) 7776 825 393  
[matthew.brear@cushwake.com](mailto:matthew.brear@cushwake.com)

**Charles Alexander MRICS**  
+44 (0) 7831 487 420  
[charles.alexander@rapleys.com](mailto:charles.alexander@rapleys.com)

**RAPLEYS**