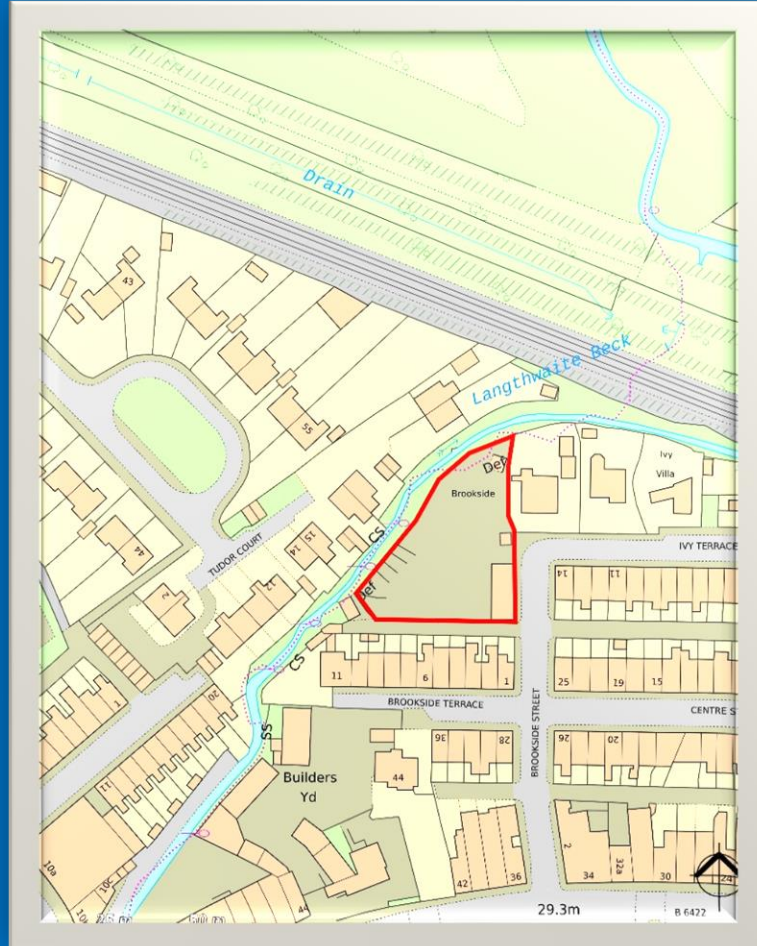


Land at Brookside Street, South Elmsall, WF9 2RT



- # Potential Residential Development (Subject to consent)
- # Close to Town Centre
- # Approximately 0.33 acres
- # Former Builders Yard
- # Energy Rating 'C'

Guide Price
£250,000

Land at Brookside Street, South Elmsall, WF9 2RT - April 2023

DESCRIPTION

We are pleased to offer for sale this former builder's yard situated a short distance from the Town Centre within an established location. Approximately 0.33 acres, the site has the potential for residential development (subject to planning).

SERVICES

All Mains Services are assumed to be available to the site but a prospective purchaser should make their own enquiries.

TENURE

The site is freehold and with vacant possession.

VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property