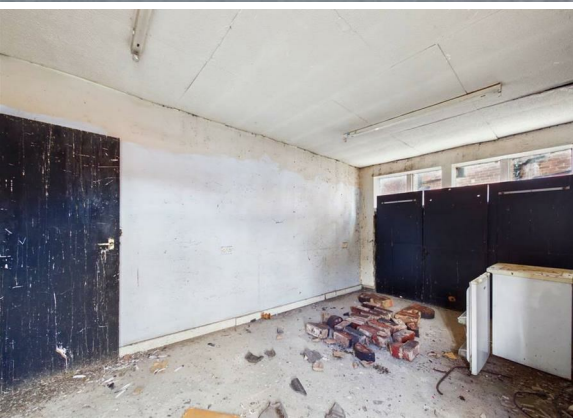




Null Bed  
Land - Residential  
Department  
located in  
Castleford  
Starting Bid £36,000



Smawthorne Lane,  
Castleford  
WF10 4EN

**\*\*MODERN METHOD OF AUCTION\*\***

Lead In  
FOR SALE BY AUCTION – DEVELOPMENT / INVESTMENT  
OPPORTUNITY

An increasingly rare opportunity to acquire a brick-built detached structure occupying a prominent roadside position within an established and well-connected setting.

Although currently in a derelict condition, the property offers clear potential for redevelopment, refurbishment or alternative use, making it an exciting prospect for investors, developers, builders or owner-occupiers seeking a project.

Set on a defined plot with direct roadside access, the site benefits from a position on the edge of a busy street scene, surrounded by a mix of residential housing, commercial premises and local shops, helping support a variety of possible future uses, subject to all necessary planning permissions and consents.

The property has previously had commercial use and we understand that planning was previously commenced with a view toward residential conversion, although this was not completed by the current owner. Buyers are advised to make their own enquiries with the local authority regarding any historic applications, existing permissions, future development potential and intended use.

This versatile opportunity could suit a number of uses including, but not limited to:

- Small commercial premises
- Workshop / studio space
- Residential conversion
- Garage / storage use

All subject to planning permission and relevant approvals.

Properties of this nature are becoming increasingly difficult to find, particularly those offering such flexibility, visibility and affordability. Whether you are looking for your next development project, a commercial venture, or a site with long-term value-add potential, this is an opportunity not to be missed.

Key Features

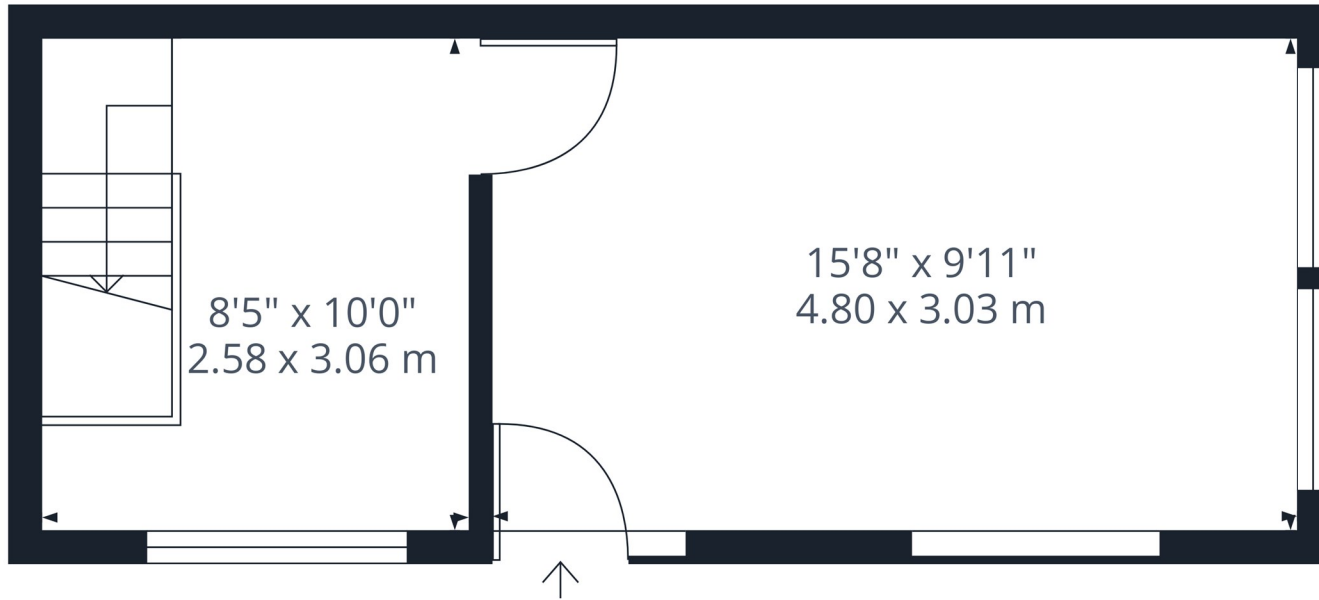
- For sale by auction
- Detached brick-built structure
- Derelict / project condition
- Roadside position with direct access
- Defined plot
- Previous commercial use
- Has had power previously connected
- Potential for a variety of uses STP
- Mixed residential and commercial surroundings
- Excellent investment / development opportunity

Lead Out

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







Approximate total area<sup>(1)</sup>  
 247 ft<sup>2</sup>  
 23 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**CONTACT**

30 Newgate  
 Pontefract  
 West Yorkshire  
 WF8 1DB

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
 T: 01977 700595

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>86</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

