

lions.yards.sports



# CityFields

WAKEFIELD WF1 5PJ  
WAKEFIELD EASTERN RELIEF ROAD (A6194)

Plot 6b

Plot 7

Plot 6a

A6194 Wakefield Eastern Relief Road

**FOR SALE**

**2.46 TO 8.82 ACRES  
(0.96 TO 3.57 HECTARES)**

AVAILABLE AS A WHOLE OR IN PART

Boundaries are indicative and for identification purposes only

**PLOTS 6&7**

**PROMINENT INDUSTRIAL  
OPEN STORAGE / DEVELOPMENT  
OPPORTUNITY**

(SUITABLE FOR A RANGE OF USES SUBJECT TO PLANNING)



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## ACCOMMODATION

The site is available as a whole or individual plots.

Plot	Size (acres)	(Hectares)
6a	2.64	1.07
6b	2.46	0.96
7	3.72	1.51
<b>Total</b>	<b>8.82</b>	<b>3.57</b>

(The plot sizes above are approximate gross areas).

## PLANNING

The opportunity has been granted outline planning consent (Ref: 21/02590/OUT) for employment and trade counter uses falling within B2, B8 and Eg (ii/iii) uses.

Further information is available via [Wakefield Council planning portal](#):

## TECHNICAL INFORMATION

There is a dedicated suite of technical information available for interested parties. Please contact one of the retained selling agents for further details.

CGI images are indicative only



## LOCATION

The scheme is situated to the south east of Wakefield town centre and benefits from direct access to the A6194 Wakefield Eastern Relief Road (WERR).

This provides the site with improved access to Junction 30 of the M62 to the north, Junction 41 of the M1 to the west, and the A638 Doncaster Road to the south.

## TENURE

The site is available on a freehold basis.

## TERMS

We are inviting freehold offers for this opportunity. Please contact the joint selling agents for further information.

## LEGAL COSTS

Each party to pay their own legal fees incurred in connection to this transaction.

## CDD / MONEY LAUNDERING

Any purchase will be subject to satisfactory client due diligence and identification approvals.

## CONTACTS

For all enquiries please contact the joint agents,

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