

FOR SALE

# PRIME EMPLOYMENT DEVELOPMENT SITE

CENTRIC 40, FLANSHAW WAY, WAKEFIELD, WF2 9LP

APPROX. NET DEVELOPABLE AREA 3.7 ACRES (1.5 HA)



\*Indicative Boundary

M1 SOUTH  
◀◀



JCN40



M1 NORTH LEADS  
▶▶



A638

EASY ACCESS TO M1

FLANSHAW WAY

\*Indicative Boundary

# LOCATION

The site is situated on the vibrant Flanshaw Way Industrial Estate, which benefits from excellent access to the M1 at Junction 40. This location means a scheme or operation on the site is well placed to serve the Wakefield area generally, but also specifically the very constrained M1 corridor to the west of Wakefield.



# DESCRIPTION

The subject site comprises a broadly rectangular and level plot. It is accessed by way of a road off Flanshaw Way, which runs between two recently developed small unit schemes, and there are further industrial units to either side. The access road is forked at the site entrance, providing access and egress to either side of the plot. Final works are currently being undertaken to the road, which will be adopted prior to a sale.

A Site Investigation was undertaken for the vendor (the report is available for interested parties), and the site subsequently plateau'd and prepared in line with the recommendations from that. A Topographical Survey is also available. Organic topsoil has been removed from the plateau areas. The upper layers of the development plots were stripped and plateaus formed in compacted layers to a suitable earthworks specification. CBR values have achieved a minimum of 5% to all plateau areas.



# UTILITIES

Mains gas, water, and foul drainage can be accessed from the access road or Flanshaw Way. There is a single private surface water connection provided which connects the subject site to the surface water culvert in Flanshaw Way. There are 2nr Foul Water connections provided, one to each bell mouth. Section 104 approval is in place for these. For surface water, it is assumed that the purchasers of the plot will provide storage and attenuation on site to ensure that discharge to the manhole is restricted to 10l/s. This is to ensure that storms up to and including the 1 in 100 year event (with 40% climate change allowance) are safely stored within the plot, without increasing flood risk to others. Based on anticipated low peak flow domestic usage, an unrestricted foul discharge has been assumed. No trade effluent has been allowed for. A new sub station is required for the subject site. Interested parties should satisfy themselves in this regard.

# PLANNING

Outline consent was granted in 2017 (16/02435/OUT) for up to 15,000sq m of B1c, B2 and B8 for the subject plot and those to the front. Detailed consent was granted in 2018 for the plateaueing works and the access road, which was implemented. In the Wakefield District Local Plan 2036, the subject site lies within the 'EZ06' Employment Zone. Interested parties should satisfy themselves in this regard.

# TERMS

The freehold interest is available for purchase. There is a preference to sell the property as a whole, but consideration will be given to selling the property in two parts. The property is elected for VAT. Subject to Contract.

# CONTACT

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