

FOR SALE
**FORMER PARISH ROOMS
WITH PLANNING CONSENT FOR
CHANGE OF USE INTO A SINGLE DWELLING WITH
TWO BEDROOMS
0.17 ACRES**



**THE FORMER WENTBRIDGE PARISH ROOMS,
WENTBRIDGE, PONTEFRACT**

- A rare opportunity to create a distinctive dwelling in the heart of this sought after village to the south of Pontefract.
- Copies of the approved planning application and plans are attached.
- The property is situated just off the B6474 in the heart of the village opposite the junction with Wentbridge Lane.

**OFFERS ARE INVITED FOR THE FREEHOLD INTEREST WITH VACANT
POSSESSION**

GENERAL DESCRIPTION

On a site of 0.17 acres or thereabouts, the former Parish Rooms are presently vacant, but provide the basis for a dwelling of some character constructed to the approved plans.



PLANNING

A copy of the Decision Notice from Wakefield Council dated 3rd December 2009 is attached, together with approved plans.

Scale plans are available at the offices of the Sole Agent for inspection, by appointment.

PROPOSED ACCOMMODATION

Ground Floor

Entrance Hall

Sitting Room/Dining Room 25' (overall) x 17'

Kitchen 13'2" x 9'1"

House Bathroom 7'6" x 5'9"

Bedroom 1 (including ensuite), 17'2" x 10'2"

First Floor

Bedroom 2, 17' x 10'3"

Gallery 10'3" x 7'8"

External

Please see the attached site plan.

SERVICES

It is understood that mains power and water are connected. The site is understood to be connected to the main sewer. Prospective purchasers should make their own enquiries from the relevant Statutory Bodies.

VIEWING

Strictly by appointment with the Sole Agents. It is anticipated that viewing days will be organised by prior appointment.

TENURE

It is understood the property is of freehold tenure and is available with vacant possession. A right of way over the site exists, but notice has been given by Solicitors to extinguish this right of way on 15th June 2011.

OFFERS

Written offers are to be received at the office of the Sole Agents on or before 12.00 noon on Friday 10th September. The offer is to be contained in a sealed envelope marked "**Wentbridge Parish Rooms**". The offer letter should clearly state the amount offered, both in words and figures. It is advisable to make bids for odd amounts so as to avoid the risk of identical bids. The Vendors reserve the absolute right not to accept any offer.

Contained within the offer should be details of the individual/company concerned together with a Bank Reference indicating that funds will be available for this transaction to proceed.

The offer letter should also give confirmation that the prospective purchaser will be able to enter into a binding contract within four weeks of being advised by the Agents that the offer has been accepted. The offer letter should also contain details of the Solicitor acting for the prospective purchaser including title of firm, address, postcode and details of the individual who will deal with the matter.

Ideally offers are sought on an unconditional basis and preference will be given to these.

NB: All areas and dimensions given in these Particulars are approximate only. All interested parties should take their own measurements on site to satisfy themselves of the true areas being offered.

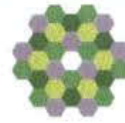
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Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Land Registry
Official copy of
title plan

Title number WYK813674
Ordnance Survey map reference SE4817SE
Scale 1:1250
Administrative area WEST YORKSHIRE:
WAKEFIELD



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