



The red line shows the indicative boundary only

For Sale

York House, New Street, Ossett, WF5 8BW

Land and buildings for sale
Residential development opportunity, subject to necessary consents

Shaftesbury
All together better for disability

**AVISON
YOUNG**

Highlights

- Freehold for sale by informal tender - offers invited.
- Approximately 1.52 acres (0.61 ha).
- Potential to deliver new accommodation in an accessible and well located, residential location.
- Popular housing market location, close to Ossett town centre.
- Pack of supporting technical, planning and legal information available.
- **Deadline for offers: 12 noon on 28th November 2024.**



Opportunity

The disposal of the York House property provides an excellent opportunity to acquire a substantial building and landholding, with significant development potential, in the popular and well connected West Yorkshire town of Ossett.

The property has reached the end of its operational service after many decades and Avison Young has been appointed as sole selling agents to offer it for sale to the market, by informal tender.

Description

York House is a residential care home which provides care for adults with physical and intellectual disabilities. The building was constructed in the 1970s and is a part-single, part-two storey building with a flat roof. It is considered that the building is at the end of its economic life.

The property has a car park and is set within landscaped grounds.

Location

The property is located on New Street, in a residential area approximately 400 metres south east of Ossett town centre. The property is bordered by bungalows to the north east and south east. To the north west is an extra care independent living scheme and there is also a retirement living development further west of the site. The property is well connected, being located less than one mile south west of junction 40 of the M1. Junction 28 of the M62 is approximately 4 miles north of the property.

The property is also well served by public transport, with a bus route serving New Street, providing regular services to the surrounding area.

Wakefield Westgate and Dewsbury train stations are situated less than 3 miles from the site to the east and west respectively. In combination, they provide local services to Leeds, York, Sheffield and Huddersfield.

Planning

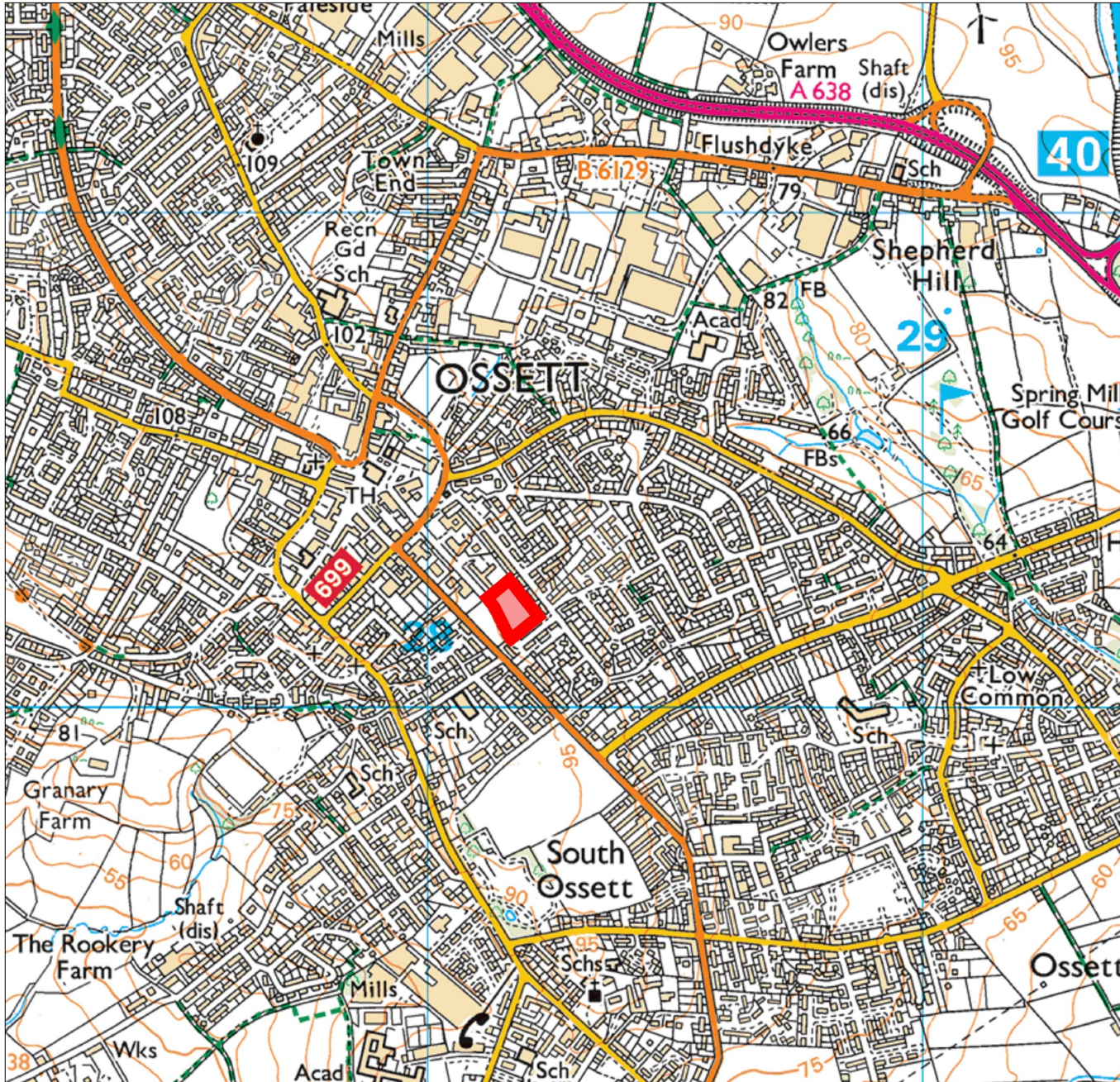
The site is unallocated within the Wakefield District Local Plan. We consider the site may be suitable for redevelopment, in particular to provide housing and other forms of residential accommodation (C2 and C3 user classes), subject to gaining the necessary planning consents.

We understand that there are five groups and three individual trees with Tree Preservation Orders on the site. These are largely located adjacent to the site boundaries.

Shaftesbury has sought pre-application advice in respect of two possible residential proposals. The details of this enquiry, along with the Council's full positive written response, are available in the dataroom.

Bidders should make their own enquiries in respect of planning matters.





Method of Sale

The site is being sold by informal tender. Offers are invited for the freehold interest of the property.

The vendor reserves the right not to accept the highest or any offer received.

Basis of Offers

Both unconditional (preferred) and subject to planning offers are sought from potential purchasers.

Offers should be submitted using the bid proforma available in the dataroom.

Conditional on planning bids should be accompanied by outline scheme proposals and layout plans.

A bidder guidance document, also available in the [dataroom](#), provides further instructions on the basis of offers to be submitted and the supporting information to be provided.

Offers are to be submitted by 12.00 noon on 28th November 2024.

Subject to Contract.

Supporting information

A link to a secure dataroom is available below.

This will provide a pack containing information including:

- Bidder guidance note.
- Title information.
- Pre-application submission and response.
- Building floorplans.
- Services information.
- Site Investigation Information.
- Topographical survey.

This information can be accessed and downloaded from the dataroom by clicking here:

<https://portal.agents-society.com/data-room/211/land-and-building-at-york-house-new-street-ossett-wf5-8bw>

Please be advised that plans, drawings and other information on the data site may be protected by copyright, patent and warranty laws.



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**If you would like to know
more please get in touch.**

Dai Powell
+44 (0)7590 230 342
dai.powell@avisonyoung.com

Jacob Clark
+44 (0)7970 058 435
jacob.clark@avisonyoung.com

08449 02 03 04
avisonyoung.co.uk/TBC

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1 City Square, Leeds, LS1 2AL

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