

**FOR SALE**  
BY INFORMAL TENDER

# Net 31 acre (12.5 ha) Mixed-Use Employment Site

# CityFields

WAKEFIELD WF1 5PJ



River Calder

Kirkgate Train Station

Railway Line

New WERR

New WERR

Plot 7a/b  
14.4 acres

Plot 6a/b  
3.2 acres

Plot 5  
2 acres

Plot 3  
1.3 acres

Plot 4  
2.9 acres

Plot 2  
2.6 acres

Plot 1  
4.9 acres

Indicative site plan

- Accessed via the new Wakefield Eastern Relief Road (WERR), completion Q1 2017.
- Potential to provide up to 500,000 sq ft of new commercial space
- Flexible development opportunities from 1 - 15 acres
- Suitable for a variety of employment uses (subject to reserved matters application)
- Planning Application Reference: 16/00051/HYB

Data Room: [cityfieldswakefield.gva.co.uk](http://cityfieldswakefield.gva.co.uk)



**HYBRID PLANNING CONSENT  
GRANTED (SUBJECT TO S106)**

Offers invited by Friday 25<sup>th</sup> November 2016



# 31 (net) acre Mixed-Use Employment Site

**City Fields**  
WAKEFIELD WF1 5PJ

## Location

The scheme is situated to the South East of Wakefield town centre and will benefit from direct access to the new Wakefield Eastern Relief Road (WERR) which is currently under construction and due to complete in quarter 1 2017. The site will benefit from improved access to Junction 30 of the M62 to the north and will link with the A638 Doncaster Road to the south. Wakefield town centre and Wakefield Kirkgate train station are within a short distance.

## Description

The site extends to a net area of approximately 31 acres (12.5 ha) and a gross area of 53.55 acres (21.67 ha) and consists of several development plateaus ranging from approximately 1-15 acres.

## Title

Our client holds the freehold interest in the site.

## Planning

Hybrid planning consent was granted on 29th September 2016 (subject to S106) for employment and trade counter uses (B1,B2,B8) and pub/diner/drive thru (A3,A4,A5). Further information is available via the Wakefield Council planning portal ref: 16/00051/HYB

## Data Room

All supporting information is available within the data room:  
<http://cityfieldswakefield.gva.co.uk/>

## Further Information

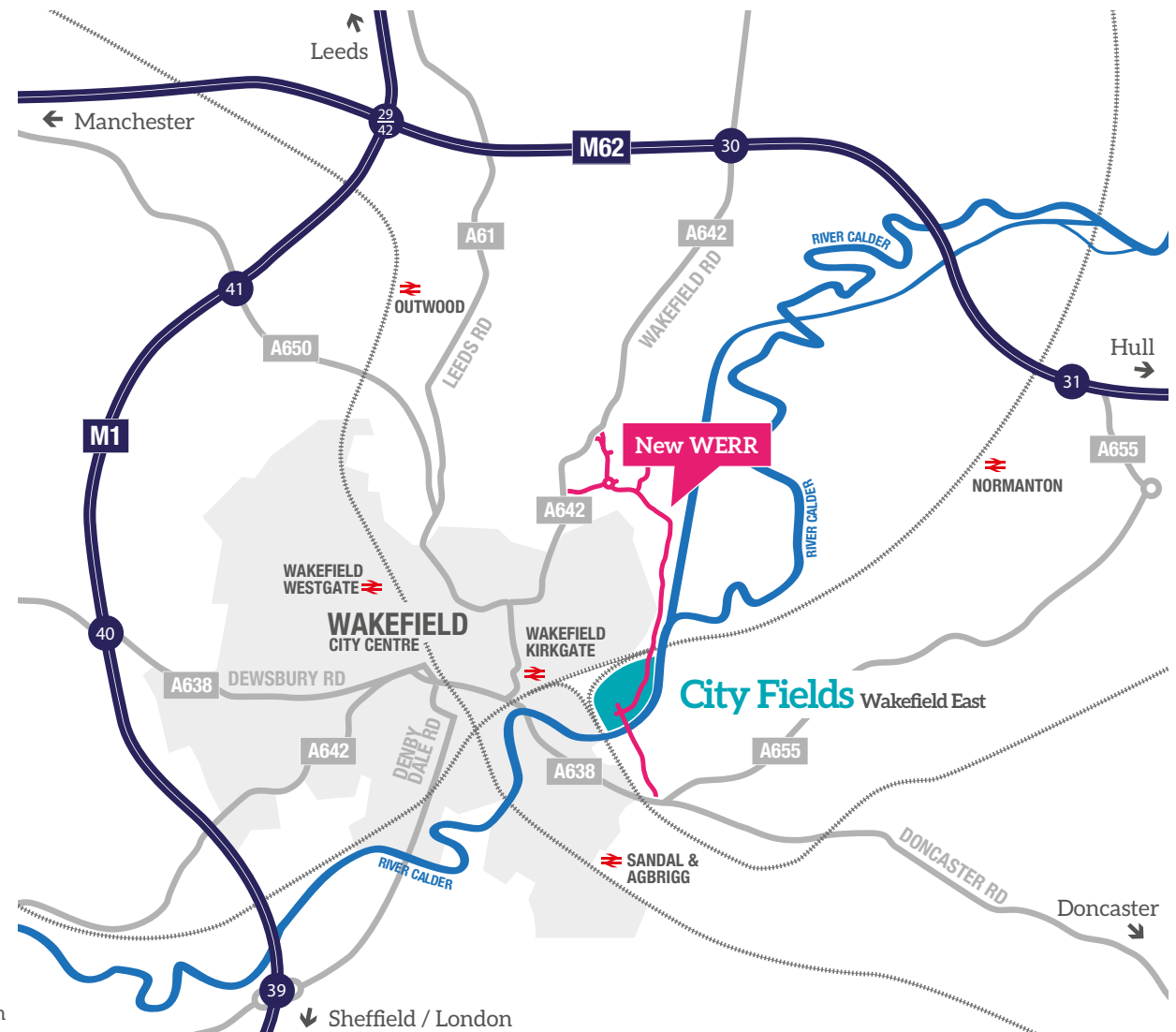
For more detailed information, please contact the joint agents:



**Rob Oliver:** rob.oliver@gva.co.uk  
**Jake Pygall:** jake.pygall@gva.co.uk



**Iain McPhail:** iain.mcphail@knightfrank.com  
**Tom Lamb:** tom.lamb@knightfrank.com



Subject to contract

**Important Notice:** 1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Bilfinger GVA and Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Bilfinger GVA and Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. **VAT:** The VAT position relating to the property may change without notice.

The date of this publication is October 2016.