


FOR SALE/TO LET

Lees Hall Road, Dewsbury, West Yorkshire, WF12 9EQ

1.55 Acres (0.63 Hectares)

Open Storage / Industrial Land

- Good access to Dewsbury Town Centre as well as the M1 and M62 Motorways
- Predominantly concrete surfaced site
- Secure site via perimeter fencing
- Access is via 2 gated entrances

 **0113 245 6000**

 **[GentVisick.com](https://www.GentVisick.com)**





Location

The property is strategically located approximately 2 miles south of Dewsbury Town Centre and circa 5 miles from Junction 40 of the M1 Motorway.

The site is accessed off Lees Hall Road

Description

The site totals a two tiered site of approx. 1.55 acres and benefits from the following;

- Predominantly concrete surfaced site
- Secure site via perimeter fencing
- Access is via 2 gated entrances

Overage

Initial Pre Application advice for the development of the site has been sought. Further details upon request.



Terms

The site is available on a freehold or leasehold basis, for a term to be agreed.

Planning

It is proposed the Vendor will retain an overage of 50% on the value of the property in excess of the paid value for 80 years on the grant of an enhanced planning permissions for the site. This is negotiable subject to use and value of an offer.

Viewings

For further information or to arrange a viewing please contact;

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