



FOR SALE

Depot Site with office and workshop

Former Plant Hire Depot, Lumby Lane, Pudsey, LS28 9JF



Former Plant Hire Depot

Lumby Lane

Pudsey

LS28 9JF



- Approx. 0.87 Acre Surfaced Site
- Existing Office and Workshop Accommodation Extending to 1,486 sq ft
- Freehold with Vacant Possession
- Outline Planning Consent for Development of up to 9 Residential Dwellings.
- 43 Lumby Lane also Available by Separate

LOCATION

Pudsey is a well-established market town situated approximately 6 miles west of Leeds city centre and 5 miles east of Bradford. The town has a population of approximately 23,000 and benefits from good road and rail links, with Junction 27 of the M62 approximately 1.5 miles to the south and New Pudsey railway station approximately 0.6 miles away.

The subject property is situated on Lumby Lane in an established mixed residential and commercial area. The site is accessed directly from Lumby Lane and is conveniently positioned for access to the Leeds Outer Ring Road, the A647 and the wider West Yorkshire motorway network.

DESCRIPTION

The property comprises a former plant hire depot occupying a site of approximately 0.87 acres. The site is predominantly hard surfaced and enclosed by security fencing, providing extensive external storage, vehicle parking and circulation space.

The site includes two detached commercial buildings providing a total gross internal area of approximately 1,486 sq ft. The office building extends to approximately 449 sq ft and is of brick construction beneath a flat roof. Internally, the accommodation includes carpeted floors, plastered and painted walls, double-glazed windows and fluorescent lighting. The building also benefits from gas-fired heating and air conditioning.

The workshop extends to approximately 1,037 sq ft and is of brick construction beneath a single-skin corrugated metal roof. It provides open workshop accommodation with an inspection pit, blower heating and timber-framed windows.

The buildings are surrounded by substantial yard and circulation areas, with a retaining wall positioned along one boundary.

The adjoining property at 43 Lumby Lane is also available by separate negotiation. It comprises a brick-built end-of-terrace house extending to approximately 753 sq ft, with front and rear gardens, a private driveway and a single garage. The property is currently occupied under a residential tenancy. Its availability provides purchasers with the flexibility to acquire the wider site and, if required, improve the access arrangements, subject to the necessary consents.

ACCOMMODATION

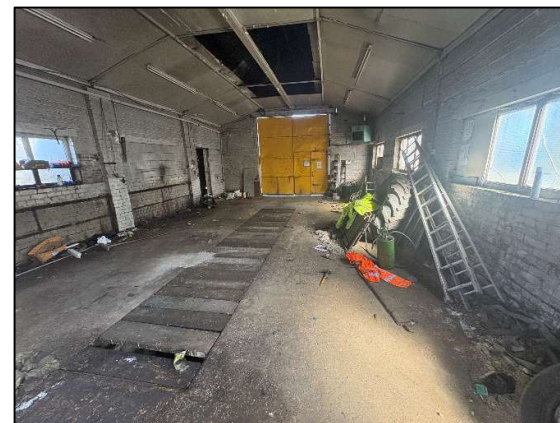
The property has been measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition (2018) to provide the following net internal areas.

Office Building-	41.73sqm (449sqft)
Workshop-	96.35sqm (1,037sqft)
Total-	138.08sqm (1,489sqft)

43 Lumby Lane-	70.00sqm (753sqft)
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TENURE

Freehold (NT493589).



The below plan shows Former Plant Hire Depot Edged in red
Title Number- WYK894496



The Below Plan shows 43 Lumby Lane available by separate negotiation
Title Number- WYK229444



EPC

Former Plant Hire Depot – EPC instructed

43 Lumby Lane- C(69) Expires July 2033

VAT

We do not believe the property is elected for VAT but the buyer must rely on their own enquiries.

TERMS

Former Plant Hire Depot- For sale by private treaty. Offers are invited in the region of £700,000 for the freehold.

43 Lumby Lane Pudsey- Available by separate negotiation. For sale by private treaty. Offers are invited in the region of £200,000.

COSTS

The purchaser and vendor will be responsible for their own costs.

Further Information

Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT.



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