

30 Acres Freehold Land

Common Lane, Knottingley, West Yorkshire, WF11 8BN



30 acres greenfield development site

- Access to J34 M62 via A645 Weeland Road
- Potentially suitable for a range of employment uses
- Potential for rail connection
- Edge of town location
- Access to labour



Location

The site is located on the eastern side of Knottingley Town Centre, on Common Lane, accessed off the A645 Weeland Road. It is situated to the south of the Aire & Calder Navigation in an area of mixed industrial and residential uses.

The site is situated around four miles from Junction 34 of the M62 Motorway, while Junction 33 of the M62 and the A1(M) is around three miles to the west, and accessed through Knottingley Town Centre.

Description

The site comprises a former chemical works on approximately 22 acres together with a further 70 acres of land, or thereabouts. However, the majority of the land is under contract for the development of a CCGT power facility, thus leaving 30.17 acres. This site is greenfield, regularly shaped and level. It has been previously used for agriculture.

Immediately to the south of the site is the Leeds/Hull railway line. Our client has been advised that it may be possible to provide a dedicated siding to allow rail freight movements.

Planning

The site benefits from a planning allocation for residential uses but may also be suitable for a range of employment uses including offices, industrial, warehousing, waste recycling, power generation, open storage and aggregates, subject to obtaining any further required planning approvals.

Tenure

The site is held on a freehold basis.

Development Options

Our client is a well-known commercial property developer and as such is prepared to procure a bespoke facility for an occupier on freehold or leasehold terms, or may consider a land sale.

For further information contact:

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