

1st Floor, 13 Racca Green

Long Leasehold
Residential

Knottingley, West Yorkshire, WF11 8AT

700 Sq Ft (65 Sq M)



Guide Price | £68,000
By online auction



Amenities



Motorway



Roadside
Location



EPC



Transport
Links



Long
Leasehold



Residential

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Description

- First floor 2 bed apartment.
- 999 year long leasehold for sale.
- Private ground floor entrance.
- Master bedroom with en suite and Juliette balcony.
- Bedroom 2 has some restricted height.
- Further family Bathroom and cloak store.
- Large open plan lounge & kitchen diner (some restricted height) with Juliette balcony.
- UPVC D/G.
- Carpeted and in good condition.
- 1 parking space.

For sale by online auction (subject to sale prior, reserve and conditions)

Location

Nestled along the serene banks of the Goole & Knottingley Canal, Racca Green seamlessly blends leafy ambience with a vibrant local heart. A quick stroll reveals a tight-knit community buzzing with character and convenience:

- Canal side charm – waterside walkways, moored boats, and scenic views create a peaceful retreat in the middle of town.
- Boutique & artisan shops – from the beloved Flower Shack to Aire Tackle and the friendly newsagents, Racca Green delivers everyday delights with a local touch.
- Chippy culture – Racca Green Fisheries dishes up award worthy fish & chips consistently scoring 4.3★ for fresh quality and speedy service.
- Everyday essentials – you’ll find a handy Sainsbury’s Local, Post Office, pet & garden supplies, a newsagent, and more - all within a minute’s walk.

Accommodation

Description	Sq Ft	Sq M
First Floor, 13 Racca Green	700	65

Locations

A1: 5 miles
M1: 12 miles
Leeds: 22 miles

Nearest station

TIP Knottingley: 13 miles

Nearest airport
Leeds Bradford: 28 miles



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at a guide price of £68,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £5,160 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search and legal fees of £1,500 plus VAT.

Tenure

999 year Long Leasehold.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is C.

Planning

The current permitted uses of the site fall within use class C3 of the Town and County planning order updated from the 1st September 2020.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: First Floor, 13 Racca Green
What3words: ///servers.tilts.staring

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated July 2025.



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