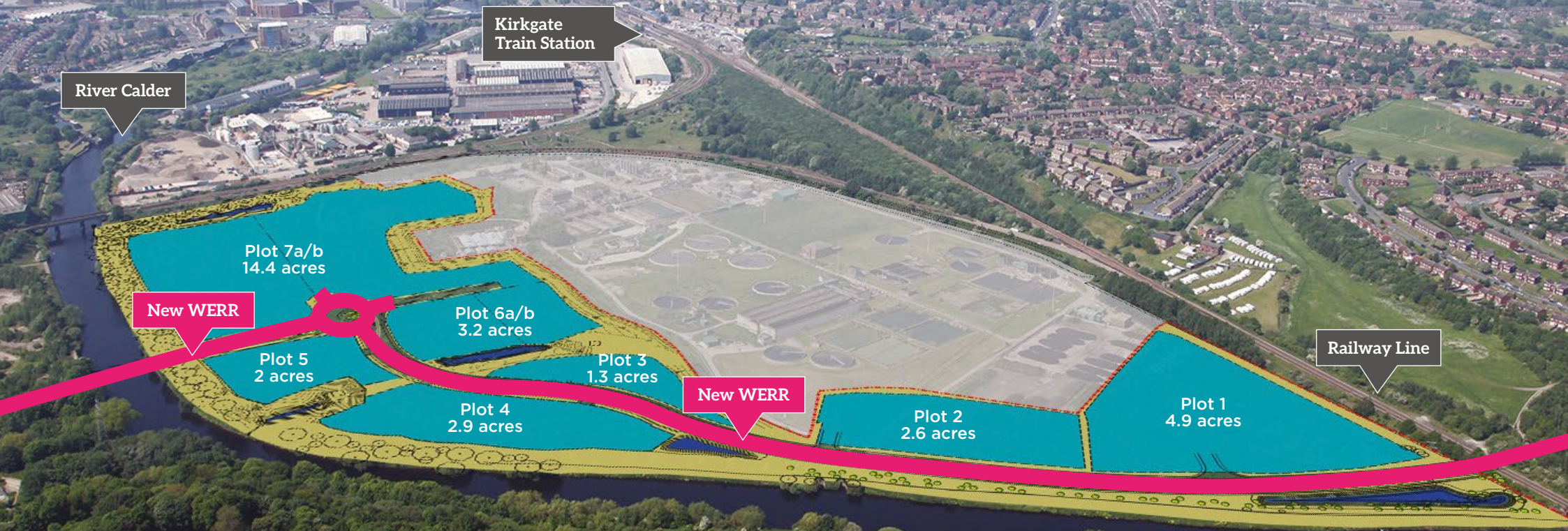


CityFields

31 acre (net) Mixed-Use Employment Site (STP)



- Accessed via the new Wakefield Eastern Relief Road (WERR)
- Flexible development opportunities from 1-15 acres
- Potential to provide up to 700,000 sq ft of new commercial space
- Suitable for a variety of employment uses (subject to planning)
- Designated as Special Policy Area in the Wakefield MBC local plan

Indicative site plan

31 (net) acre Mixed-Use Employment Site (STP) City Fields

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 summer 2016. 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 consists of several development plateaus ranging from approximately 1- 15 acres.

Title

Our client holds the freehold interest in the site.

Services

The site will benefit from connection to all mains services.

Planning

The site is allocated as a "Special Policy Area" (SPA2) within Wakefield Local Plan and forms part of the larger mixed use allocation known as Wakefield East. We understand that development of employment uses within the site would be encouraged by Wakefield MBC and all interested parties should make their own enquiries of the local authority. An outline planning application for a mixed use scheme is planned for submission in autumn 2015.

Supporting Information

We will be collating and procuring all necessary supporting information which will be made available to interested parties in due course.

Further Information

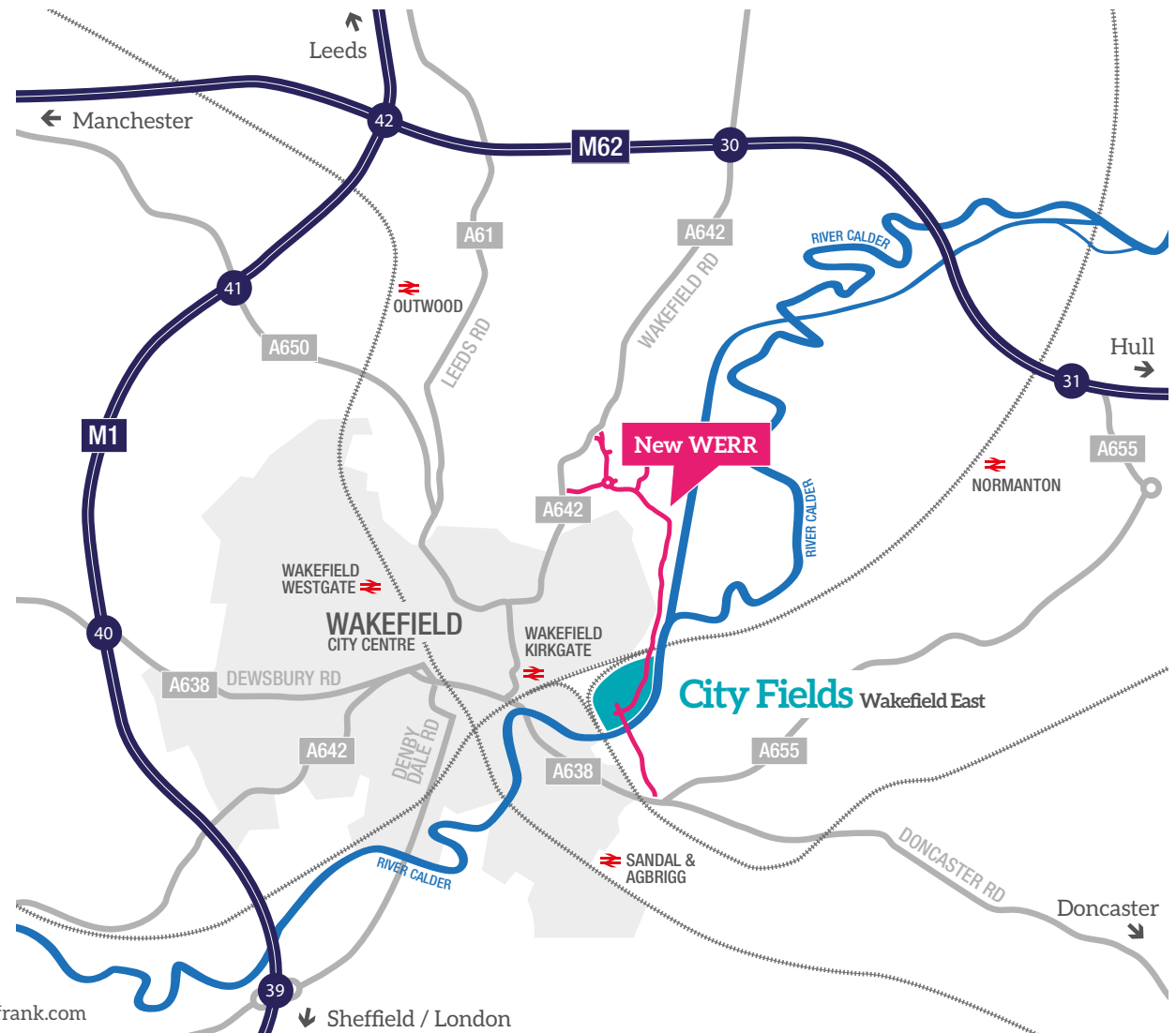
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