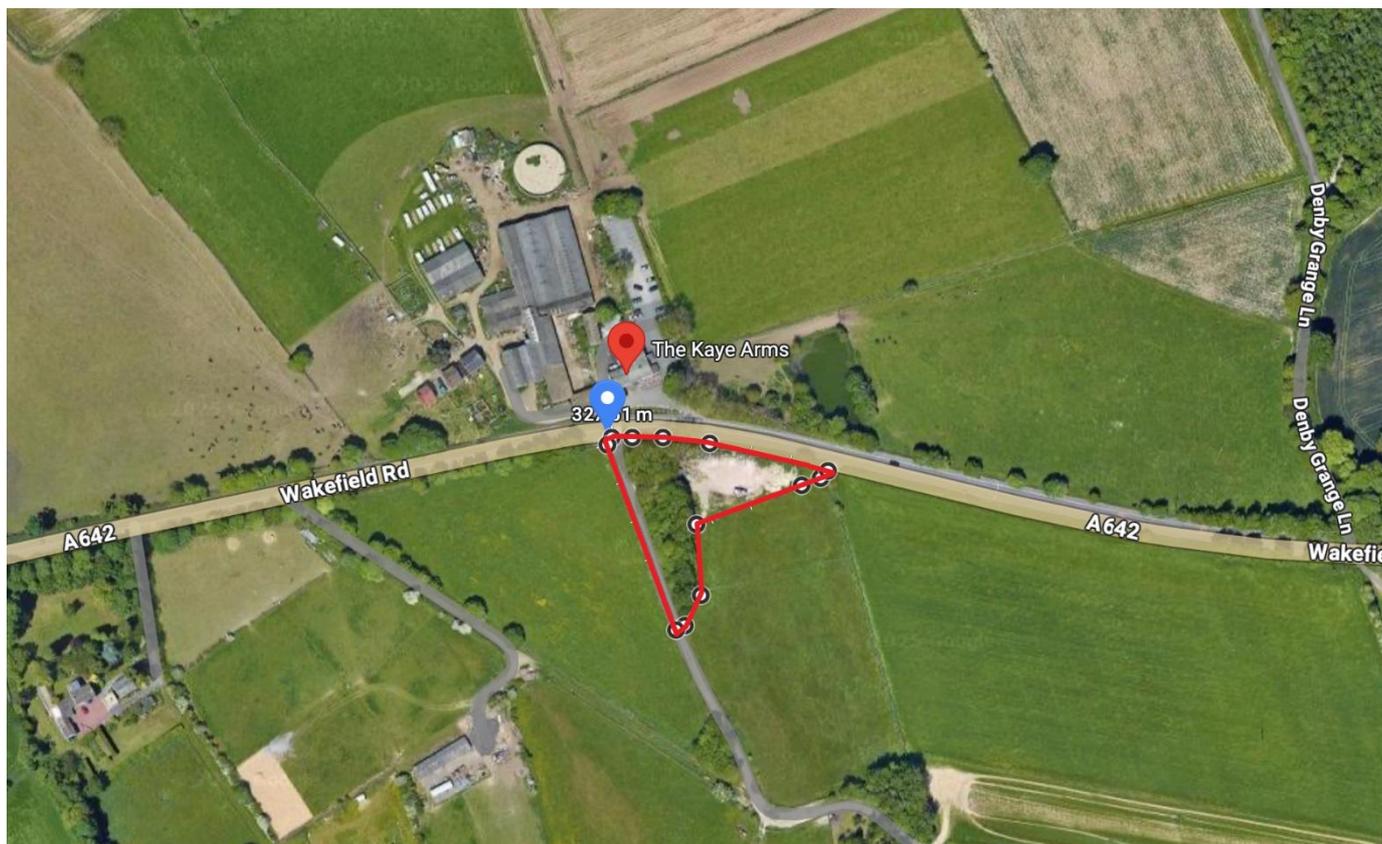


CLIENT	PAUL COLLINS			
DRAWING TITLE	CONCEPT LAYOUT			
PROJECT	LAND ADJ. WAKEFIELD ROAD, GRANGE MOOR, WF4 4BG	JOB NO. WHPG 24/0042	DRG NO. SK01	REV A
SCALE @ A3	1:500	DATE	18.08.25	

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Land, Across from The Kaye Arms Pub, Wakefield Road, Grange Moor, Wakefield, WF4 4BG



## PROPERTY DESCRIPTION

WE ARE PLEASED TO OFFER FOR SALE A ROADSIDE PLOT WITH COMMERCIAL PLANNING EXTENDING TO APPROX 0.81 ACRE FRONTING A642 WAKEFIELD ROAD, GRANGE MOOR THE SITE PRESENTS OPPORTUNITIES TO DEVELOPERS OR OWNER OCCUPIERS LOOKING FOR SELF BUILD, WITH THE OPPORTUNITY TO USE THE LAND AS IS, CREATED A SINGLE WORKSHOP/INDUSTRIAL UNIT OF CIRCA 6,000 SQ FT OR A TERRACE OF SMALLER UNITS (SUBJECT TO PLANNING).

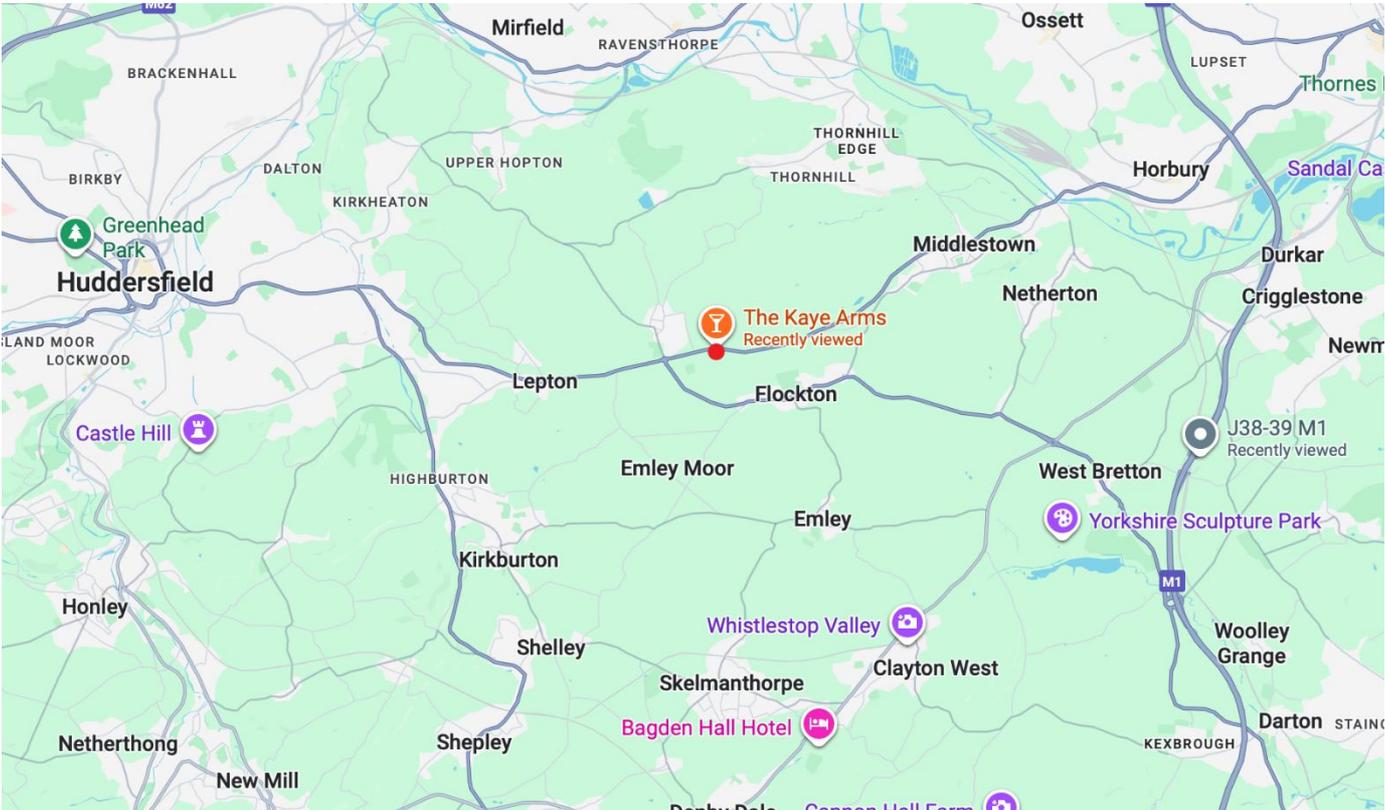
**BEST AND FINAL OFFERS ARE INVITED OVER £350,000 TO BE SUBMITTED BY 12 NOON ON THE 12<sup>TH</sup> MARCH 2026.**

**KEY FEATURES**

- Commerical Land
- Opportunity to create own commercial building (STP)
- Roadside opportunity
- Of interest to Developers, Owner Occupiers or Investors.

**LOCATION**

Grange Moor is located twixt Huddersfield and Wakefield and being approximately 6 miles from Junction 38 of M1 Motorway. The site fronts the A642 Wakefield Road, opposite The Kaye Arms pub, a short distance from the junction with A5637 Barnsley Road.



## SITE

The site is accessed directly from Wakefield Road and extend to approx 0.81 Acres. The access road is included within the demise with right of access granted for the agricultural field behind. Subject to planning there is the opportunity to create a second entrance to the far end of the site depending on end use. The site has planning for commercial use and gives the purchaser opportunity to create a single workshop/industrial unit of circa 6,000 sq ft or a terrace of smaller units (subject to planning).

## PRICE

Best & Final offers over £350,000 to be submitted by 12 noon on the 12<sup>th</sup> March 2026.

## VIEWING

For viewing or further information please contact Gina Powell

([gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk)) or Rebecca Blyth ([rebecca.blyth@simonblyth.co.uk](mailto:rebecca.blyth@simonblyth.co.uk)) on 01924 361631



Land, Across from The Kaye Arms Pub, Wakefield Road, Grange Moor



Land, Across from The Kaye Arms Pub, Wakefield Road, Grange Moor



Land, Across from The Kaye Arms Pub, Wakefield Road, Grange Moor



Land, Across from The Kaye Arms Pub, Wakefield Road, Grange Moor



CLIENT: PAUL COLLINS		DRAWING TITLE: CONCEPT LAYOUT	
PROJECT: LAND ADJ. WAKEFIELD ROAD, GRANGE MOOR, WF4 4BG	JOB NO: WHPG 24/0042	DWG NO: SK01	REV: A
		SCALE: A3	DATE: 18 08 25
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## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual

## Land, Across from The Kaye Arms Pub, Wakefield Road, Grange Moor

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updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 23/12/2025

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PROPERTY VIEWING NOTES

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A large, empty rectangular box with a thin black border, intended for property viewing notes.



### MAIN CONTACTS

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W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [wakefield@simonblyth.co.uk](mailto:wakefield@simonblyth.co.uk)

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