

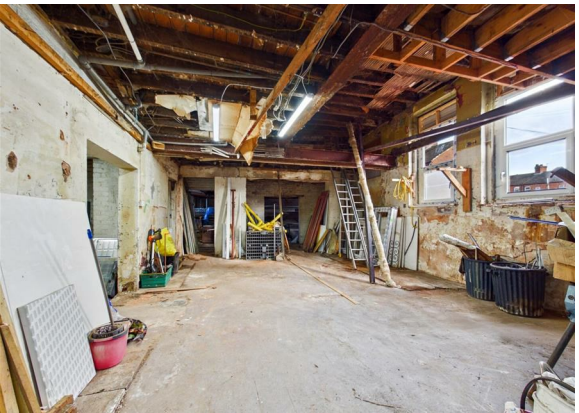
3 Bed

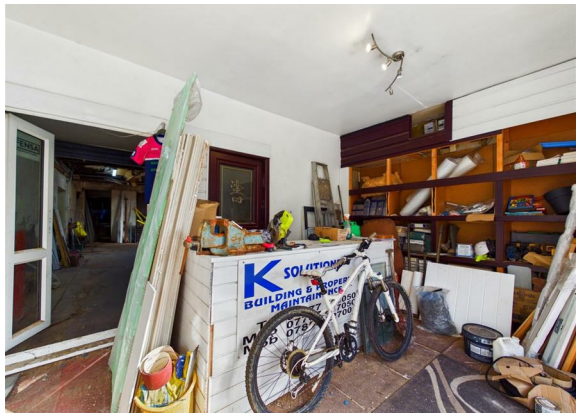
House - End Terrace

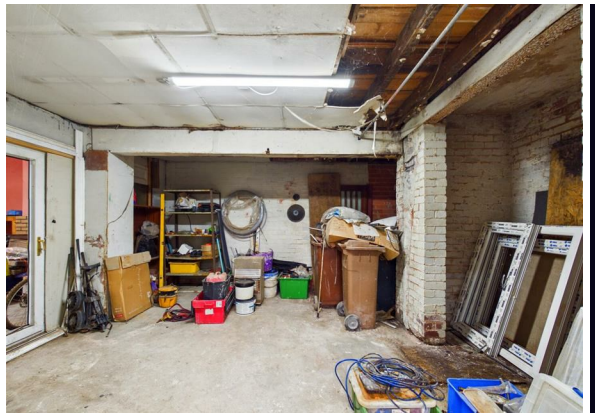
located in

Featherstone

Starting Bid £150,000







LOGIC REAL ESTATE

Featherstone Lane
Featherstone
Pontefract
WF7 6AD


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Lead In
An exciting opportunity to acquire this substantial mixed-use commercial and residential property, offering approximately 2,572 sq. ft. of accommodation and occupying a prominent corner plot position on Featherstone Lane in Featherstone. With extensive commercial facilities, a spacious three bedroom residential flat and an abundance of development potential, this property presents an excellent opportunity for investors, developers and business owners alike.

Previously utilised as a window manufacturing business, the property offers versatile accommodation comprising large workshop areas, garage facilities and office spaces, together with a generously proportioned three bedroom residential flat above. Its prominent main road position provides excellent visibility to passing traffic, whilst externally there is an area for off-road parking.

The property offers a wealth of possibilities for its next purchaser. Subject to the necessary planning permissions and consents, there is potential to convert the building into multiple residential apartments, reinstate the left-hand section into a traditional terraced home whilst retaining the commercial premises separately, or continue operating the building as commercial workspace with residential accommodation above.

For investors, the combination of commercial and residential accommodation creates exciting possibilities for future rental income, whilst business owners may appreciate the opportunity to operate from the ground floor and reside within the spacious flat above.

Although the property would benefit from modernisation and refurbishment, both internally and externally, its generous overall floor area of approximately 2,572 sq. ft., adaptable layout and prominent position provide an excellent foundation for purchasers looking to add value.

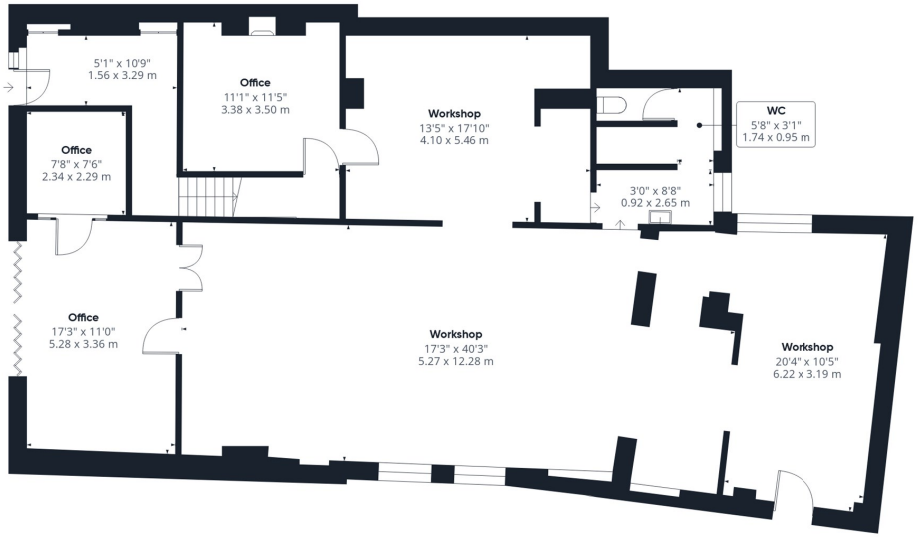
Situated on Featherstone Lane, the property is conveniently located for Featherstone town centre, local shops, schools and amenities, with excellent commuter links to surrounding towns and cities via the M62 and A1 motorway networks.

Offered with vacant possession by the Traditional Method of Auction, this is a fantastic opportunity to acquire a versatile property with significant scope for improvement, redevelopment and long-term investment.

Internal viewing is highly recommended to fully appreciate the size, layout and extensive potential on offer.

All proposed conversions, changes of use and redevelopment opportunities are subject to the necessary planning permissions and relevant consents. Floor area is approximate. Auction terms and conditions apply.

Auction Comments
This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.



Floor 0



Floor 1

N
W
E
S

Approximate total area(1)

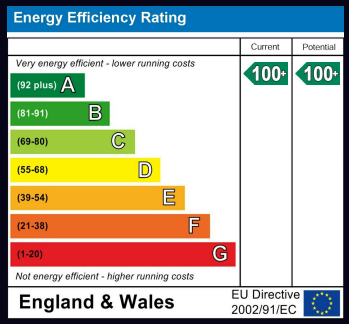
2572 ft²

239.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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