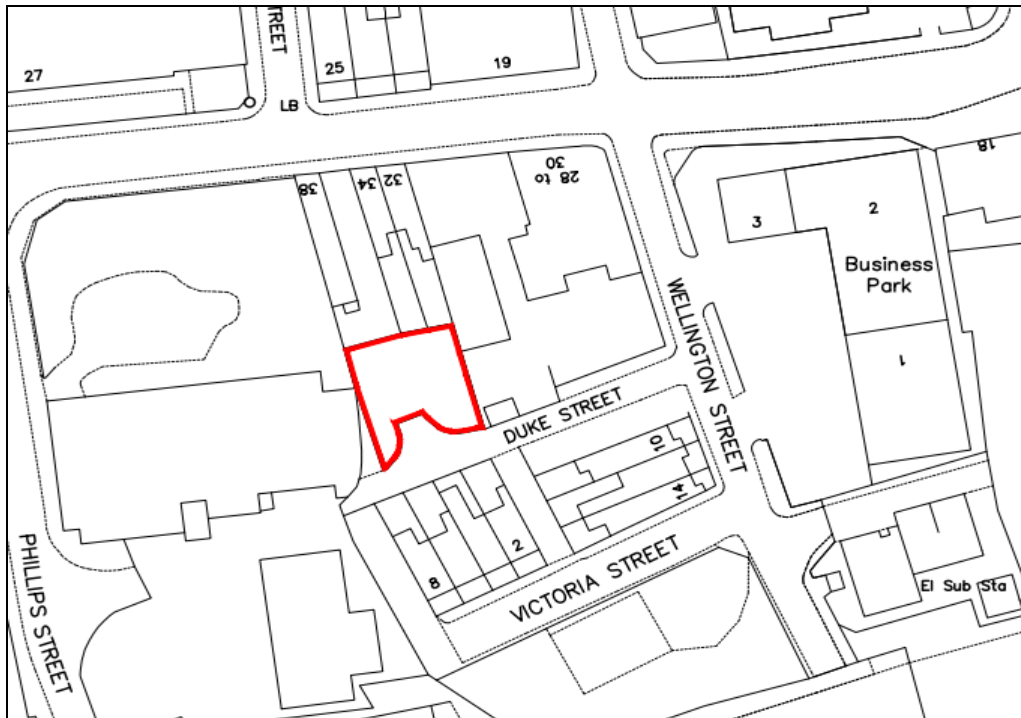


**OFFERS INVITED IN RELATION TO
LAND AT DUKE STREET, CASTLEFORD**



Located just off busy main road, outside Castleford town centre.

Potentially suitable for use as access and/or car parking.

Closing Date for Offers: Midday on Friday 4th June 2021.

DESCRIPTION

The plot comprises circa 269sqm (0.067acres) of land which has most recently been used informally as ad-hoc car parking to neighbouring residents. There is also a tarmac area providing access from Duke Street.

LOCATION

The land is located to the north of Duke Street, to the rear of numbers 32 and 34 A6032 Methley Road, which is a main road leading into Castleford town centre.

TENURE

Freehold, subject to any existing rights.

OFFERS

Offers are invited and should be submitted in accordance with the instructions below and on the attached proforma.

Unconditional or conditional offers will be considered.

CLOSING DATE:

Offers must be submitted no later than midday **Friday 4th June 2021** on the attached pro forma.

Wakefield Council is not obliged to accept the highest or any offer.

GENERAL TERMS

Any sale will be subject to restriction on title against buildings being developed on the land.

VAT

Sale is exempt from VAT.

COSTS

The purchaser will be responsible for (i) the Council's surveyor's fees of 5% of the purchase price or a minimum of £500 whichever is the greater and (ii) the Council's Legal fees in accordance with the sliding scale shown below.

CITY OF WAKEFIELD METROPOLITAN DISTRICT COUNCIL LEGAL FEES

Fee dependent on the work involved. Minimum in accordance with the following scale:

Up to-£25,000 - £584
£25,001-£50,000 - £1169
£50,001-£100,000 - £1764
£100,001-£250,000 - £3516
£250,001-£500,000 - £5829

Over £500,000 – £7020 or 0.75% of sale price whichever figure is highest.

VIEWING

The land can be viewed from Duke Street.

FURTHER INFORMATION

For further information please contact:

Bradley Palmer | Assistant Estates Surveyor | Property & Asset Management
bradley.palmer@arcadis.com | +44 (0) 7876007041

SUBJECT TO CONTRACT

BID PROFORMA

Land at Duke Street, Castleford

Offers will only be considered if they are submitted on this proforma, duly completed, and delivered as detailed below.

Bid deadline	Midday Friday 4 th June 2021
Offers to be submitted by email to:	Bradley.palmer@arcadis.com

Please complete the boxes below

Bidder name / organisation	
Bidder main contact	
Address	
Contact telephone number	
E-mail address	
Name of bidder's solicitor	
Solicitor's address	
Solicitor's e-mail	
Solicitor's contact telephone number	

Financial offer	£
Council legal costs	£
Council surveyor's costs (5% of purchase price)	£

VAT	VAT will not be charged on the purchase price.
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Bidders should clearly state what, if any, conditionality exists and the timescales in which such conditions will be satisfied:	
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Proposed use	
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Please advise as to how the purchase will be funded

Print your name: _____

Your signature: _____

Your position: _____

Date: _____

These particulars do not constitute, nor constitute any part of, an offer or a contract. They are intended to give a fair description of the property referred to but whilst believed to be correct any intending lessee must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements hereby contained.