

OVER 33,200 VEHICLES  
PASSING PER DAY

- ✓ Certificate of Lawful Use - Class A1 in place
- ✓ Electricity Sub-Station on Site (potential for vehicle charging points)



A63 SELBY ROAD, SWILLINGTON COMMON, LEEDS, LS15 4LQ

Prominent Roadside Opportunity  
(ONLY 0.7 MILES FROM M1 J46)

1.6 acres

**SMART**&CO.  
surveyors & property consultants

## SUMMARY

- ✓ PROMINENT ROADSIDE POSITION
- ✓ A63 SELBY ROAD
- ✓ ONLY 0.7 MILES FROM M1 J46
- ✓ OVER 33,200 VEHICLES PASSING DAILY\*
- ✓ ADJACENT SITE (1.3 ACRES) AVAILABLE

### Location

The site is located to the east of Leeds, approximately 0.7 miles from J46 of the M1, close to the town of Garforth (population 19,800). The immediate surroundings are mainly residential and open farmland, although situated directly opposite the site is the 60,000sqft business centre and office park "Carwood Park". Thorpe park business park (population 4,500) is approx. 1 mile to the west

### Description

The site comprises a broadly level and rectangular shaped site with extensive frontage ( 275 m) to the A63 Selby Road.

### Site Area

We calculate the site area to be approx. 1.6 acres. Our clients also own the adjacent site of 1.3 acres to the east.



### Opportunity

Our client is willing to consider entering into ground lease agreements or selling the site (in whole or parts) for suitable roadside developments.

Alternatively, our clients may consider developing the site to provide turnkey solutions subject to agreeing acceptable lease terms with tenants of appropriate strength of covenant.

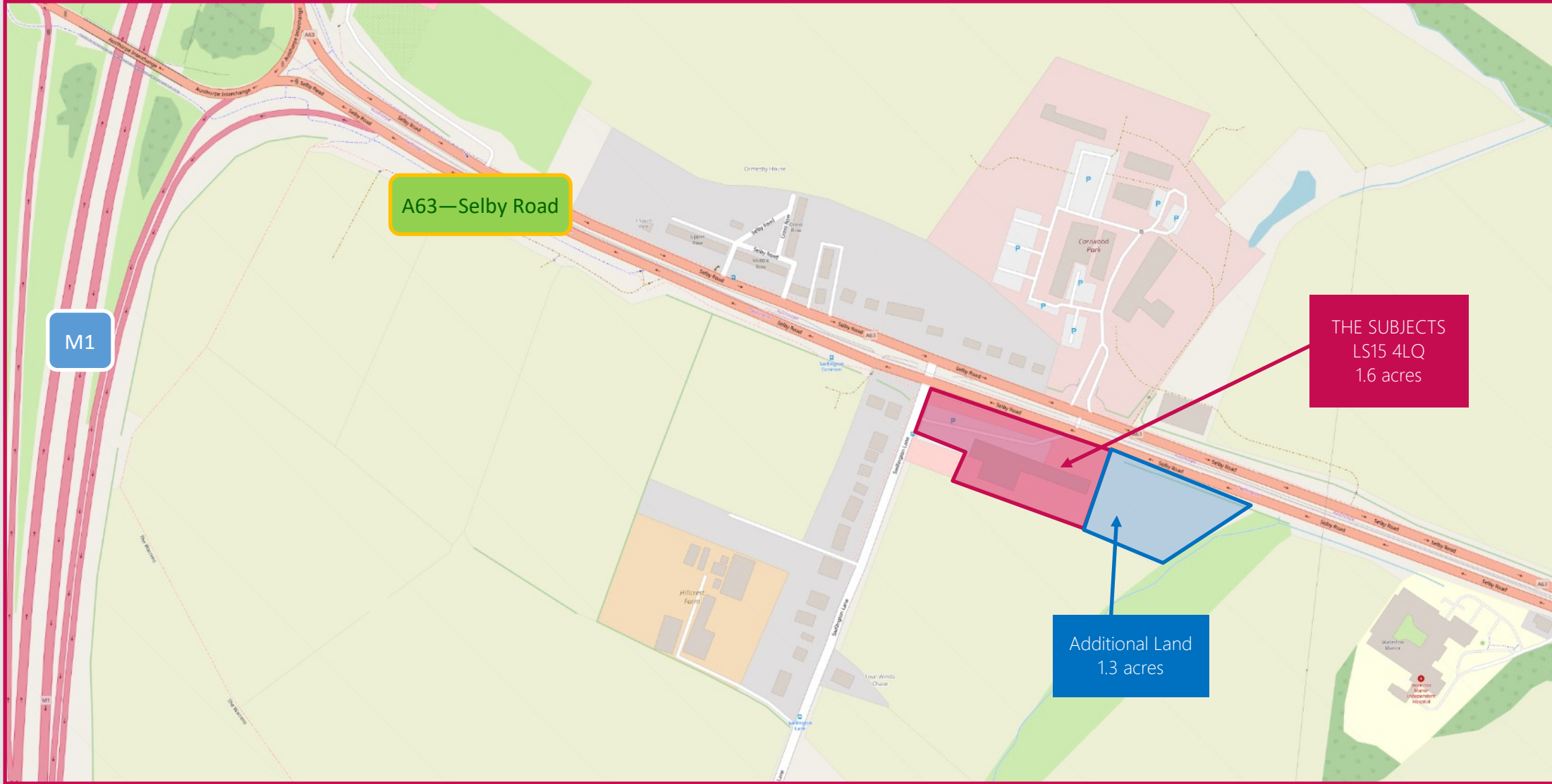
### Planning

This brownfield site was previously used and occupied by a garden centre since the 1970's prior to its closure in 2016. Interested parties should satisfy themselves regarding their proposed / intended use for the site.

The site benefits from a Certificate of Lawful Use as a garden centre Class A1 - copies available upon request.

\* Source: Dept For Transport website





A63—Selby Road

M1

THE SUBJECTS  
LS15 4LQ  
1.6 acres

Additional Land  
1.3 acres



THE SUBJECTS  
LS15 4LQ

### Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The ingoing tenant / purchaser will be responsible for any LBTT and Registration dues.

### Enquiries to:

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