

FOR SALE BY AUCTION

**4/6 Wesley Street
Castleford
West Yorkshire
WF10 1AE**

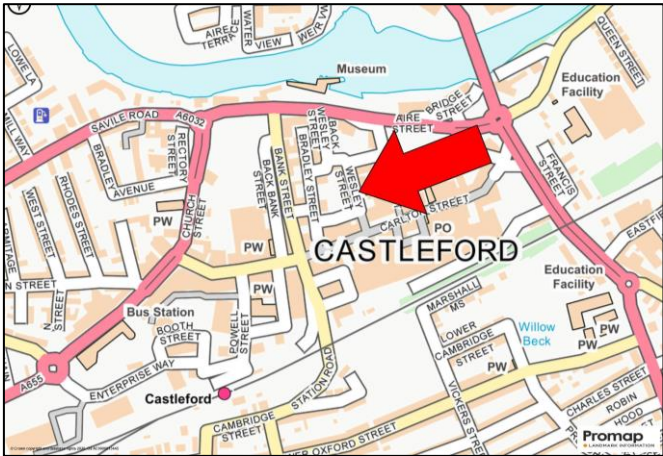
- Substantial double-fronted property
- 3,146 ft² (292.25 m²)
- Prominently located within Castleford town centre
- Development/conversion potential (subject to planning)
- AUCTION DATE: 20th August 2026



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Location

The property is located in the town of Castleford, the largest of the 'five towns', which form part of the Metropolitan Borough of the City of Wakefield. Castleford has a population of approximately 45,000.

The town benefits from good road connections, with the M62 Motorway providing access to neighbouring towns and cities along the M62 corridor, whilst also connecting directly to the M1 motorway, together with the A1 trunk road serving the North, East Coast and South.

The property is situated with prominent frontage to Wesley Street in Castleford town centre and benefits from good access to local amenities and is just 0.25 miles from Castleford Railway Station, from which run regular services to Leeds and Wakefield. Nearby occupiers include Al-Murad Tiles and Reeds Rains Estate Agents.

Description

The property comprises a substantial mid-terrace office building of brick construction, with rendered front elevation, beneath a duo-pitched slate roof.

The ground floor accommodation comprises two large reception rooms to the front, with several smaller rooms and toilet to the rear and two staircases leading to the first floor. The first floor comprises 6 rooms of varying size, kitchenette and a small toilet. There is a large attic and multiple large cellar rooms.

Externally, to the front of the property, there is a flagged forecourt with brick boundary wall, whilst to the rear is a gated, tarmac surfaced car park, enclosed by a brick boundary wall.

The property requires modernisation and refurbishment but offers good potential and could be separated back into two units.

Accommodation

The total approximate gross internal floor areas are:		
Floor	ft ²	m ²
Ground	1,002	93.10
First (No.4)	574	53.37
First (No.6)	434	40.32
Attic	239	22.20
Cellar	896	83.26
Total approximate GIA	3,146	292.25
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Services

Please refer to the legal pack.

Tenure

The property is held freehold on title number WYK869045, details of which are available within the legal pack.

Business Rates

The property currently has a Rateable Value of £9,800.



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4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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Energy Performance Certificate

The property has an EPC rating of G (160).

Planning

The Wakefield District Local Plan, adopted 24 January 2024, is the current statutory Development Plan for the district. Within this plan, the property has no specific designation but is within a "Housing Viability Value Area 3".

Guide Price

£165,000 - £175,000

Terms

The freehold property is offered for sale via auction with vacant possession.

VAT

We understand the transaction will not attract VAT.

Solicitor

Eaton Smith Solicitors
14 High Street
Huddersfield
HD1 2HA

Contact: Julie Evans
Email: julieevans@eatonsmith.co.uk
Tel. 01484 821300

Viewing

To arrange a viewing, please contact the agents:

Phil Deakin

Tel. **01484 477600**
Email: phil.deakin@walkersingleton.co.uk

Chris Taylor

Tel. **01484 477600**
Email: chris.taylor@walkersingleton.co.uk

Ref: 48265

Auction Information

The property is offered for sale, by on-line auction, on Thursday 20th August 2026.

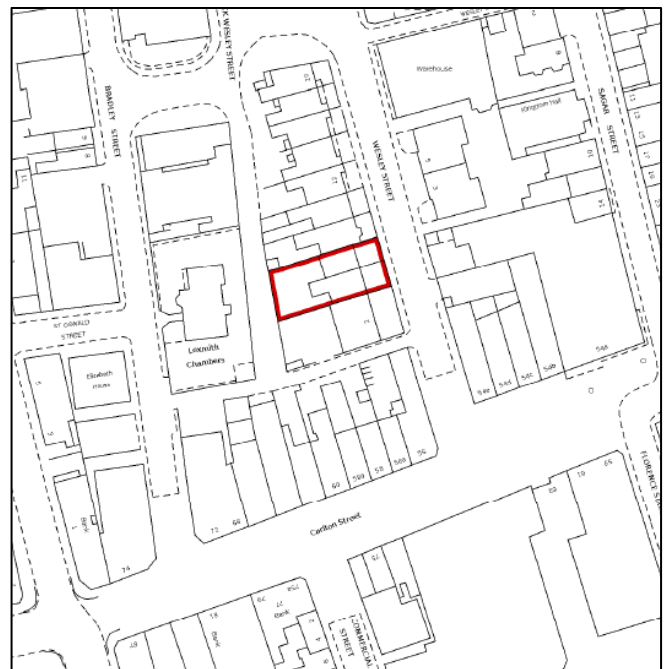
The lot carries a buyer's administration fee of £950 + VAT. This will be chargeable upon the fall of the electronic gavel.

The buyer must reimburse the seller's search fee cost of £956.13 inclusive of VAT, as stated at point 18 of the 'Special Conditions of Sale'.

IMPORTANT NOTICE TO BIDDERS If you intend to bid at the auction, you **MUST** provide one form of photographic identification (e.g. passport or driving licence) **AND** two proof-of-current-address documents (e.g. utility bill, bank statement, etc).

Completion Date

In accordance with the Common Auction Conditions (Edition 4), Completion is to be within 20 working days following the fall of the electronic gavel or, if the lot is sold prior to the auction, 20 working days from the date the contract is signed.



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