

For Sale

Freehold Development Site, Stuart Road, Pontefract – 1.0 Acre

Location

The site is located to the north side of Stuart Road, close to the junction with Park Road, Pontefract.

Site Description

A gateway development opportunity comprising approximately 1.0 Acres (0.42Ha). The site is located within a short walking distance (approx. 400m) of Pontefract Town Centre falling just outside the planning retail policy area. It is considered suitable for a variety of uses including commercial, leisure and residential development, subject to planning consent. Occupying a visually prominent location along one of the primary arterial routes linking the Town to the M62 motorway (J32) the site also benefits from close proximity to the adjacent Tanshelf Railway Station which offers direct rail connections to London. Proposals are sought to undertake a landmark development which will serve as a gateway to the town centre/

Tenure

The property is available on a freehold basis

Services

All usual services are believed to be available in the vicinity of the site however prospective purchasers should make their own enquiries in this regard.

Planning

Potential purchasers should make their own enquiries to Wakefield Council's Planning Service 0345 8 506 506 or www.wakefield.gov.uk

Terms of Sale

Expressions of interest together with details of development proposals and financial offers are sought in the first instance.

Note

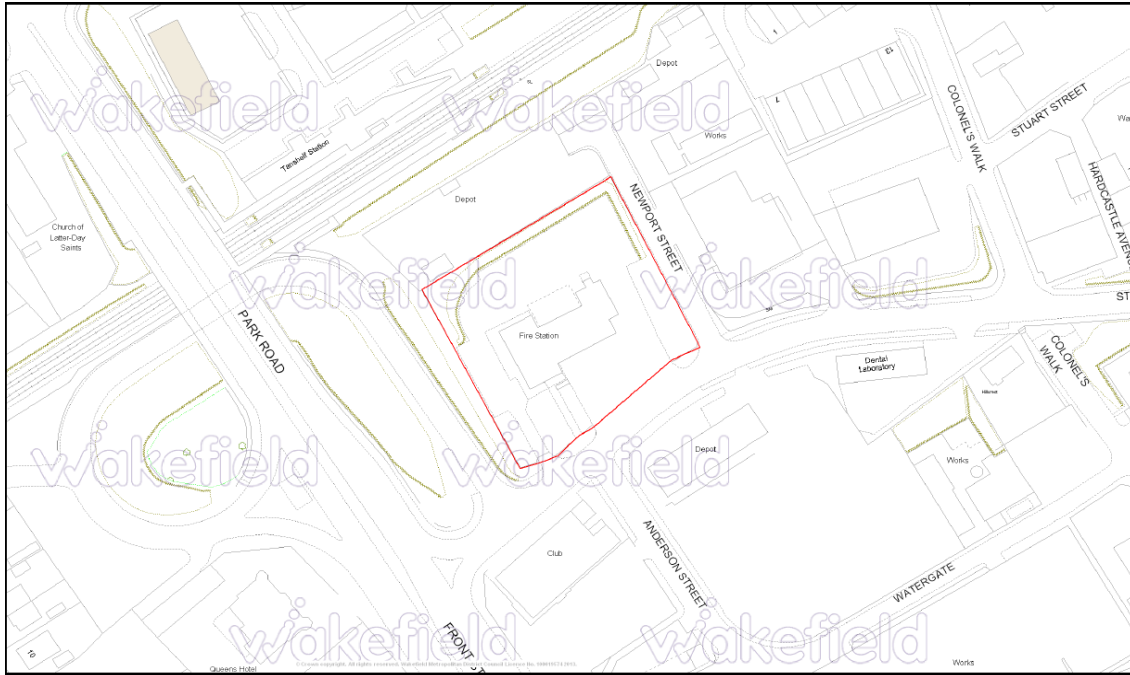
The purchaser will be responsible for the Council's fees amounting to 5% of the sale price plus legal fees of 2% subject a minimum figure of £1600.

Viewing/Further Information

The site is may be viewed from the adjacent public highways. For further information regarding the property please contact Paul Heaton, Regeneration Manager, Regeneration, Wakefield One, P.O. Box 700, Burton Street, WF1 2EB (01924 306597) paulheaton@wakefield.gov.uk

1.0 Acre Development Site, Stuart Road Pontefract

Location Plan



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.