

Land at Prince of Wales Colliery

PLOT 6B, PONTEFRACT, WF8 4SP

For Sale - Residential Development Opportunity benefitting from Reserved Matters Approval



KEY HIGHLIGHTS

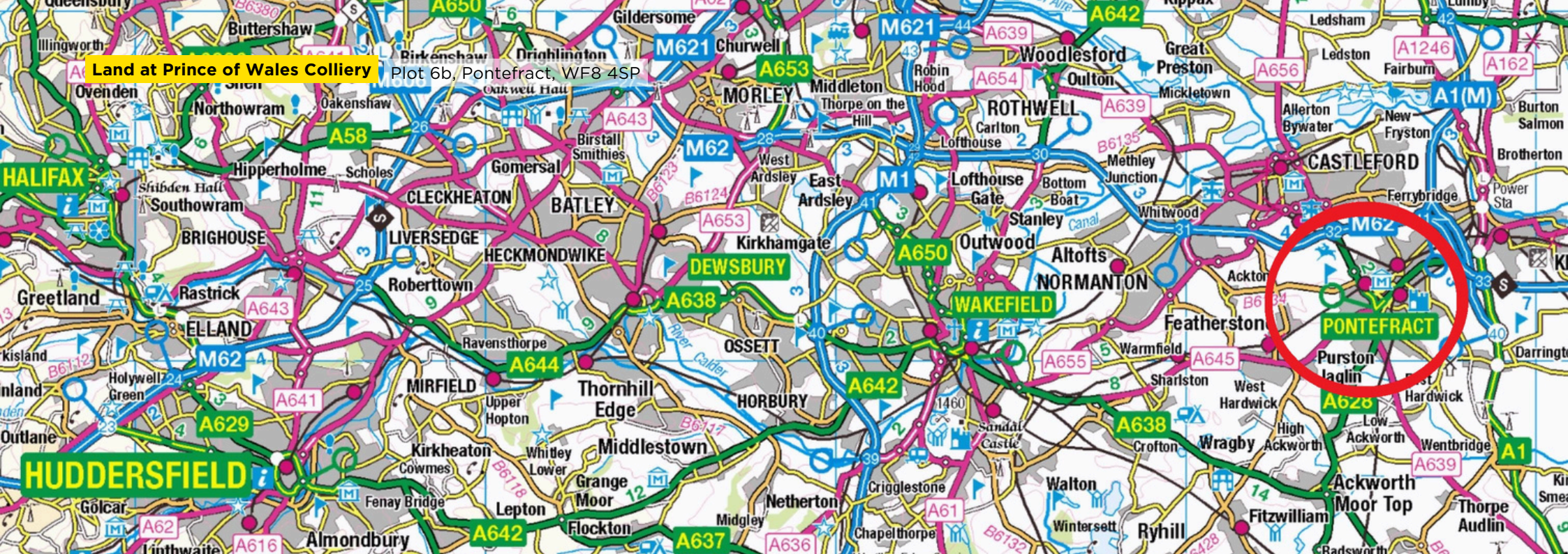
- Development site totalling approximately 0.635 hectares (1.57 acres) gross
- Reserved Matters Planning Permission for the erection of 14 Dwellings
- Excellent setting within the established Prince of Wales Colliery housing regeneration scheme
- Well-served residential location with large range of amenities for all demographics
- Unconditional Offers are sought
- Technical & Planning details
<https://savillsglobal.box.com/v/PrinceOfWales6b>



LOCATION

The site is located approximately 1 mile to the north west of Pontefract town centre, directly off the A639 (Park Road). Junction 32 of the M62 is located less than 0.5 miles north of the site, linking with the larger conurbation of Leeds in just 15 miles. The site is near to Pontefract Racecourse.

Pontefract is a well-served market town, with a range of shops and amenities such as a Tesco Superstore, Morrisons, Aldi store and various pubs and cafes. There are also primary and secondary schools, a Medical Centre and petrol stations. The wide selection of services and attractions on offer in Pontefract and surrounding areas will appeal to the key purchasing demographics of families, young professionals and retirees.



DESCRIPTION & OPPORTUNITY

The subject site forms the latest phase of the former Prince of Wales Colliery. The site is being sold by Harworth Group Plc. Previous phases of the Prince of Wales redevelopment have successfully been built out by housebuilders such as Barratt Homes, Taylor Wimpey, Avant and Harron Homes, helping to create an established and thriving community.

The specific sale opportunity comprises a development site totalling approximately 0.635 hectares (1.57 acres) gross. The approved Reserved Matters planning permission counts for 14 x 3 bedroom dwellings, comprising semi-detached and terraced housetypes.

TECHNICAL INFORMATION

The client has instructed a range of technical reports on the site, including a Phase II Ground Report and Topographical survey. All planning and technical information, is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/PrinceOfWales6b>

TENURE

The site is for sale freehold with vacant possession on completion.

EXISTING WAYLEAVES, EASTMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT

The site is elected for VAT.

