

Hall Farm, Loscoe Lane, Ackton, Pontefract, WF7 6HR



Exciting Residential Development Opportunity for 6 terraced houses
with a further 3.68 acres of Grass Paddocks available



**Total of 8126 sq ft of G.I.A with
planning for 6 residential dwellings**

**3.68 acres of grass paddocks
available separately**

Guide Price: over £400,000



Location

The site is in Ackton, a popular residential area near Featherstone, Wakefield, overlooking Green Belt land. It is well placed for commuters, with Normanton and Castleford (2.5 miles) offering amenities, Wakefield (5 miles) and Leeds (12 miles) nearby, and junction 31 of the M62 just 1.5 miles south. The M62 provides links to Liverpool, Hull, Manchester, Bradford, Leeds and Wakefield, with connections to the M1 and A1(M) within 6 miles.

Description – edged red on plan

The 0.22 ha (0.55 acre) site comprises former agricultural buildings, including barns, brick units, and a stable, with access from Loscoe Lane (B6134). Permission allows for six townhouses in two terrace blocks of three, formed from the demolition of the stable block on the southern edge and from the Class Q conversion of the northern barn. There are two grass paddocks (3.68 acres and edged blue) available for £60,000 with an overage clause. Please note that the land will not be sold independently of the buildings.

The grass paddocks are sold subject to an overage clause for a period of 20 years whereby 50% of the uplift in value is reserved to the vendors on the implementation of Planning Permission being granted for any use other than agricultural, equestrian and horticultural.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register, or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

WHAT3WORDS

///memo.modem.acoustics

VAT

It is understood that the property is not assessed for VAT and any offers made will be on that basis.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Planning

The property's historical use was agricultural and planning has been permitted for the residential schemes granted on 20/09/2024 that are likely to fall within the C3 planning use class. Separate details of the newbuild detailed consent and prior approval to the Class Q consent can be found on the Wakefield Metropolitan District Council Website under the application references –23/02403/FUL and 23/02402/COUQ, respectively.

Local Authority

Wakefield Metropolitan District Council, Town Hall, Wood Street, Wakefield, WF1 2HQ Tel: 0345 850 6506

Solicitors

Wrigleys Solicitors
3rd floor, 3 Wellington Place, Leeds, LS1 4AP
FAO: Alisdair Inglis Tel: 0113 204 1105

Joint Selling Agents

For further information please contact:

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Stephensons Estate Agents, Selby

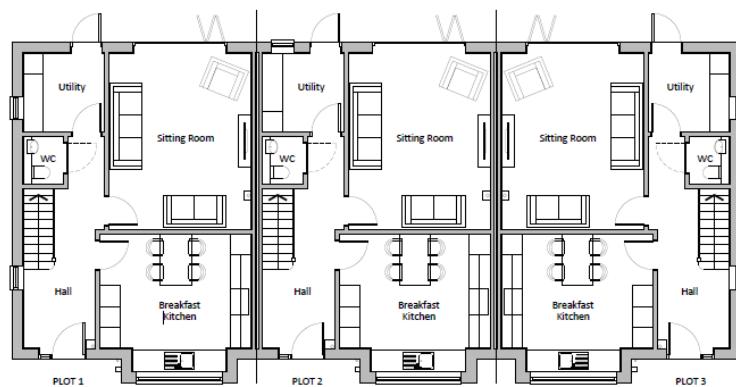
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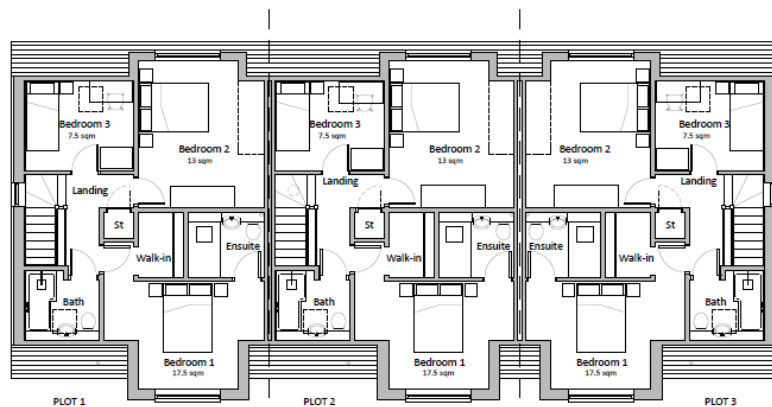
Ref: 23/02403/FUL -Erection of three dwellings



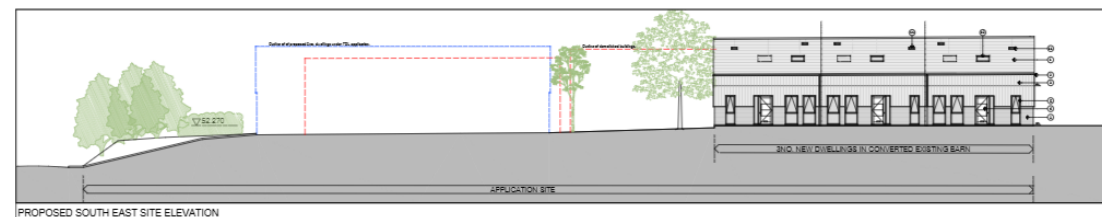
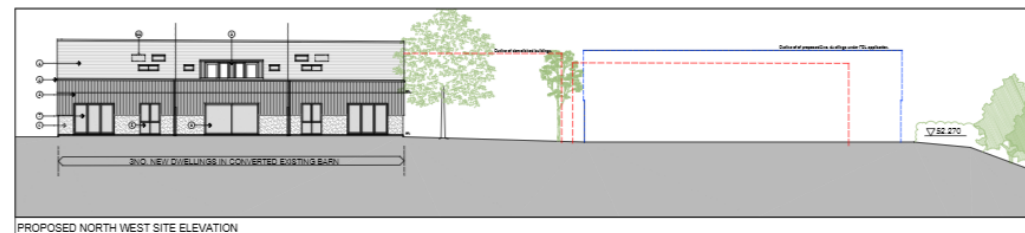
Ground Floor



First Floor



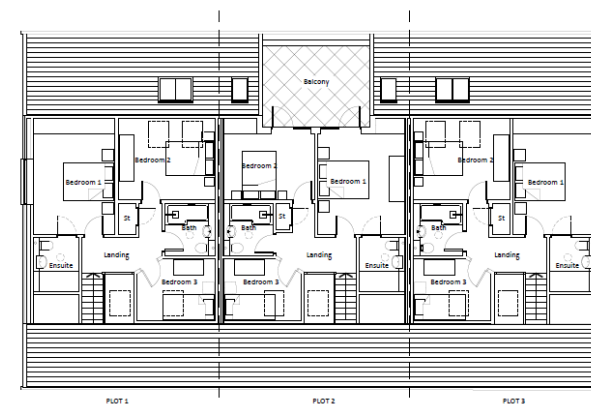
Ref: 23/02402/COUQ – Change of use of an agricultural Building to three dwellings



Ground Floor



First Floor





Important Notice

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.