

# Land at Parkside, Park Road

PONTEFRACT, WF8 4SR

For Sale



savills

## KEY HIGHLIGHTS

- Development site totalling approximately 6.31 hectares (15.59 acres) gross.
- Planning Permission currently pending for the erection of 150 Dwellings, public open space, landscaping, new access and associated infrastructure.
- Prime setting directly opposite Pontefract Racecourse.
- Well-served residential location with large range of amenities for all demographics.
- Unconditional Offers are due by Noon 19th July 2024.
- Technical & Planning details <https://savillsglobal.box.com/v/Parkside-Pontefract>.



## 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 directly opposite 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

The subject site forms the latest phase of the former Prince of Wales Colliery, which is a colliery that once produced 1.5 million tonnes of a coal a year until it closed in 2002. 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 Taylor Wimpey, Avant and Harron Homes, helping to create an established and thriving community of in excess of 500 new homes.

The specific sale opportunity comprises a development site totalling approximately 6.31 hectares (15.59 acres) gross, netting down to circa 2.85 hectares (7.04 acres). The pending planning application envisages 150 dwellings to be built on the site, comprising 1, 2, 3 and 4 bedroom dwellings.



## PLANNING

The opportunity comprises a development site with two pending Planning applications for the erection of 150 Dwellings. Firstly there is an Outline Planning Application (Ref: 21/02981/OUT) for the erection of 150 dwellings with all matters reserved for subsequent approval other than means of access. Secondly, there is a Full Planning Application (Ref: 22/02064/FUL) for the erection of 150 Dwellings for Build To Rent, being suitable for a S.73 plot substitution. There will be a 20% affordable housing policy applicable to the development in both planning scenarios.

## 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/Parkside-Pontefract>

## 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.



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## METHOD OF SALE

The site is for sale freehold with vacant possession on completion. Offers should include a proposed layout incorporating a full schedule of accommodation and a detailed breakdown of any abnormal development costs.

Unconditional Offers are sought for the site with completion to occur prior to Christmas 2024 or before. Offers are invited by informal tender, with completed excel bid proformas sought by NOON Friday 19th July 2024, to be submitted to Joshua Franklin & Matthew Jones at [jfranklin@savills.com](mailto:jfranklin@savills.com) / [mjones@savills.com](mailto:mjones@savills.com).

## VIEWING AND FURTHER INFORMATION

Viewing of the site can be obtained from the roadside. For further information, please contact:

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### Joshua Franklin

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