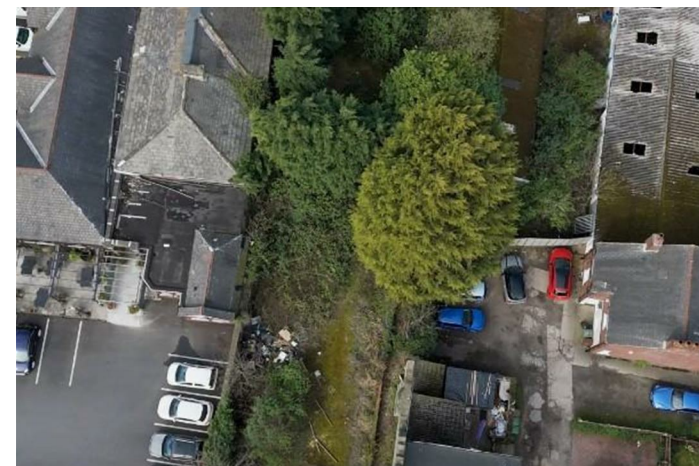




## 55A NORTHGATE PONTEFRACT, WF8 1HR

£800,000  
FREEHOLD

A substantial 1,992.74 sq m residential development opportunity in central Pontefract, offering excellent potential through a new planning consent.

The site benefits from previous consent for 28 residential units (26 apartments and 2 two-bedroom houses) under planning reference 18/01896/FUL. Although the consent has lapsed, it provides valuable planning history and a strong platform for future development.

With dual access from Northgate and Back Northgate, plus excellent connectivity to the M62, A1(M), Wakefield and Leeds, this is an exciting opportunity for developers, housebuilders and investors.

SUBJECT TO PLANNING | OFFERS CONSIDERED

MONROE

SELLERS OF THE FINEST HOMES



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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