

Bartle & Son

Auctioneers & Valuers
1 Bridge Street, Tadcaster LS24 9AW Tel:
01937 835303

Wakefield - 5 miles Leeds (centre) - 18 miles M1 Jn 41 – 4 miles

A secluded residential development site with a comprehensive Detailed Planning consent. The approved plans provide for 3 x 4 bed detached units –

Off Wood Lane, OVERTON WF4 4RQ



ABOUT 0.7 acres for the whole.

FOR SALE AS A WHOLE REGION £680,000

This is a well perceived area with good commuting links **WITH EXISTING LICENCED KENNEL** operations. The land is of an irregular shape, having a northerly grade with access to be provided indirectly off New Road (A642) and notably from Wood Lane into the Gate Farm Lane on the eastern boundary of the property in generally open country. Areas provided are indicative.

Plot 1 - 197 m² or 2,120 sq ft single garage and 2 spaces Guide £200,000
Plot 2 - 252 m² or 2,713 sq ft double garage and 2 spaces Guide £240,000
Plot 3 - 227 m² or 2,438 sq ft double garage and 2 spaces Guide £250,000

Viewing: *During day light hours STRICTLY by appointment.*

Property ref: BC/443

SITUATION:

The site is on the edge of open country to the west of the prosperous Wakefield City which is particularly well served with supermarkets, shops, community facilities schools nearby and ready access to the motorway network with Junction 40 within 5 miles. The A642 (New Road) provides ready access to the City Centre and through Horbury with a comprehensive retail offering.

ACCESS:

The property has the joint use of the presently unmade metalled access track up to Wood Lane shown shaded brown on the Title Plan below, with maintenance contribution to be provided according to user.

DESCRIPTION:

This is a site which operates as kennels to Gate Farm and which buildings are approved to be demolished. The approved plans provide for 3 individual plots to replace these.

Plot 1: The approved plans provide for a 4 bedroom property with 2,121 sq ft space, 1 ensuite and house bathroom + single garage

Plot 2: The approved plans provide for a 4 bedroom property with 2,713 sq ft space, house bathroom and ensuite shower with Snug/study+ double garage.

Plot 3: The approved plans provide for a 4 bedroom property with 2,438 sq ft space, living kitchen diner + double garage and with the 4th bed over and this plot has a larger garden area.

SERVICES:

Mains water, gas and electricity are available locally. A new joint service provision will be required from the highway. Attenuated surface water drainage is to be provided on site for each plot with the balancing storage facilities as indicated on the drainage layout plan and will outlet to the adjoining dyke to the west side of the plot. Foul water is proposed to be directed to a package treatment plant with joint maintenance provision.

CIL:

As the application predated the introduction of CIL there will be no liability.

RIGHTS & RESERVATIONS:

The site has tree cover on the western boundary in 3rd party ownership and there is protection required to individual components of the root zones. The property will be sold with a covenant to protect trees in accordance with the planning consent.

REPORTS & PLANS: Note - Copyright reserved

Plans are provided for guidance and may be photo reduced and should not be relied upon for scale.

Approved Layout Plan:

Drainage Strategy Plan:

Arboriculture Plan: showing tree/root protection:

Floor Plans:

LOCAL AUTHORITY & PLANNING:

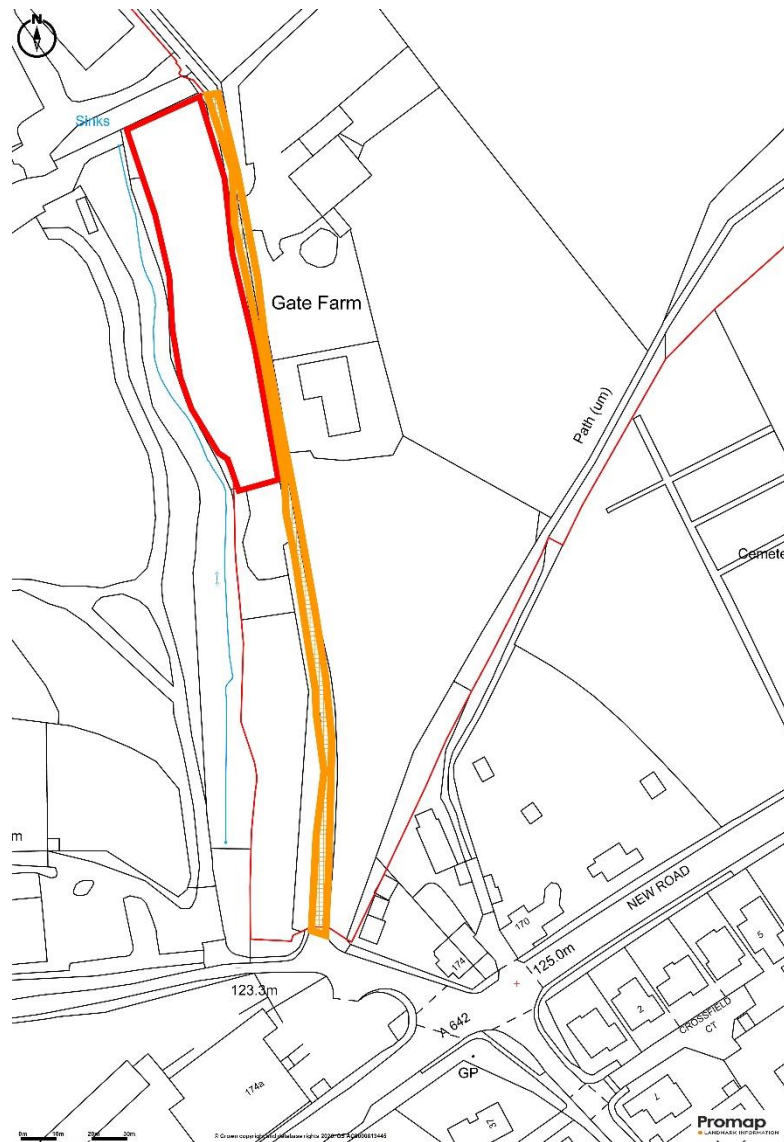
Planning & Development Control, Wakefield MDC. Full Planning No: 2021/02438/FUL and with discharged conditions issued dated 5th Dec 2025 providing about 2 years' life to slab level. Matters remaining to be discharged relate to materials, boundary treatment, before occupation, bat boxes, vehicle passing places and turning areas. Coal investigations have been concluded save for any unexpected contamination.

TERMS:

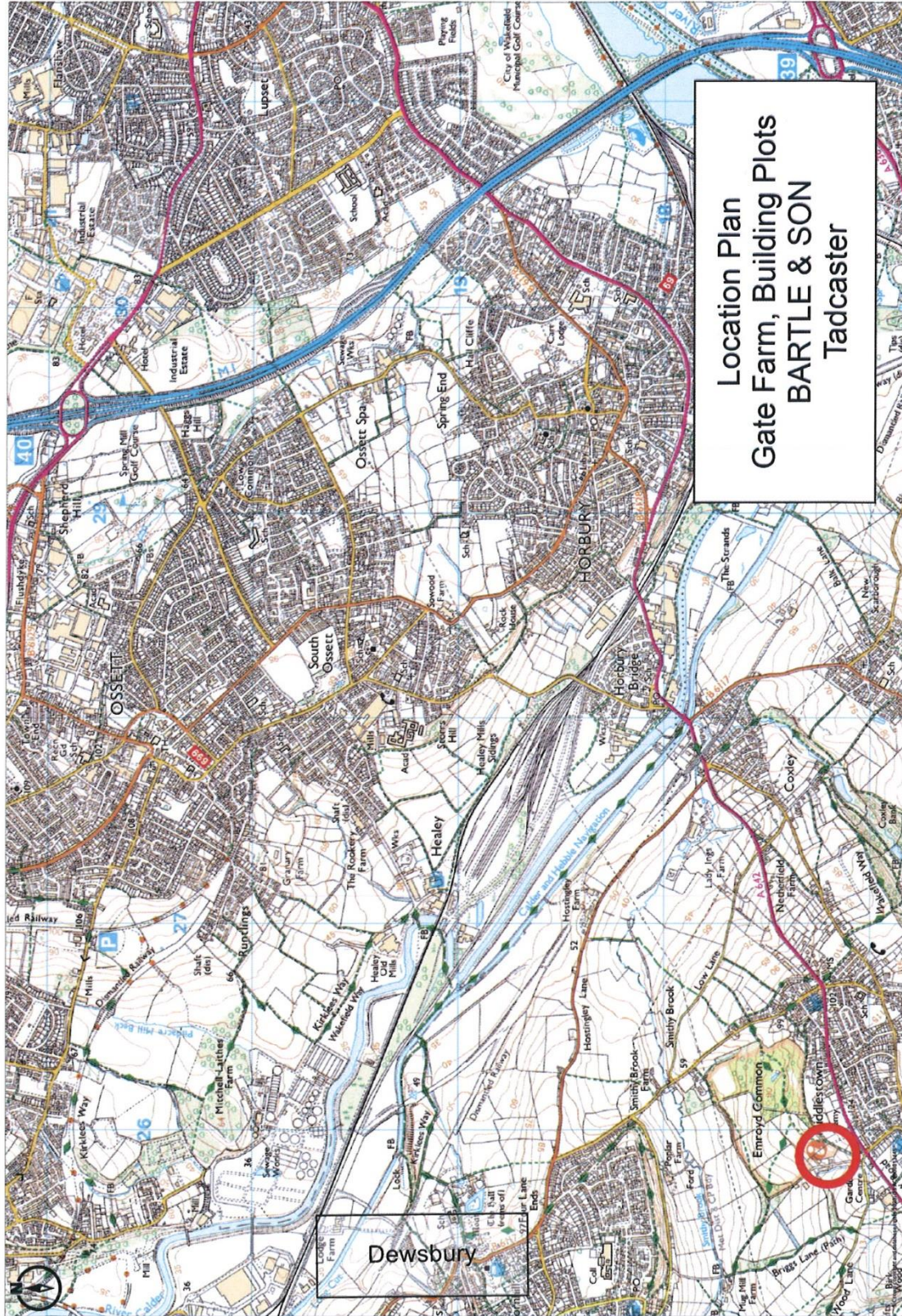
For sale by private treaty. Offers save as to ground investigation are invited for the whole site by 5.00pm 12th June 2026 with a view to an exchange of contracts before 31st July.

TITLE:

The land is all registered under part of WYK441798.



Location Plan:

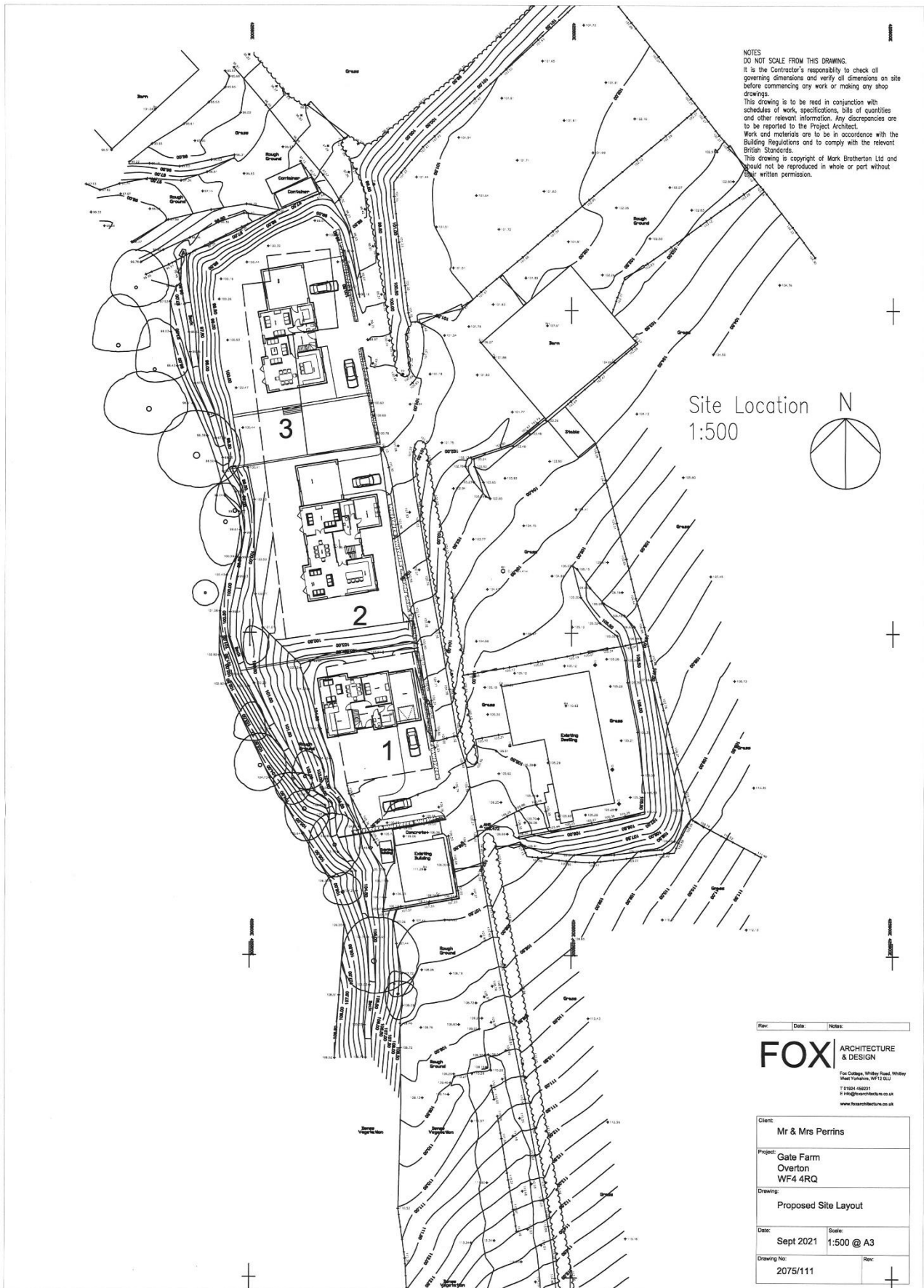


© Crown copyright and database rights 2020. OS ACW00013445
Printed Scale - 1:25000. Paper Size - A4

Promap
LANDMARK INFORMATION

N.B. We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if you are contemplating travelling a considerable distance to view this property.

Layout Plan:



N.B. We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if you are contemplating travelling a considerable distance to view this property.

Artist's impressions:

Plots 1 & 2



Plot 1

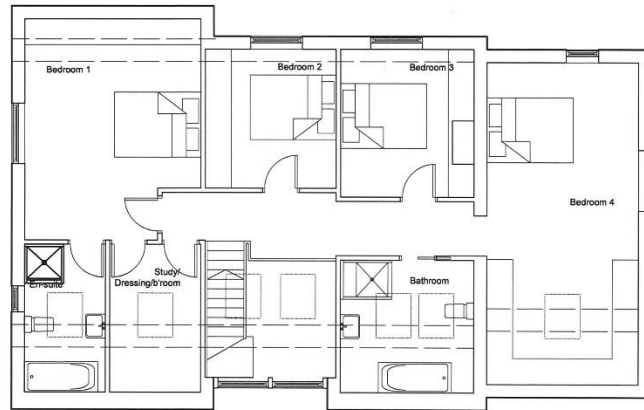


Plot 3

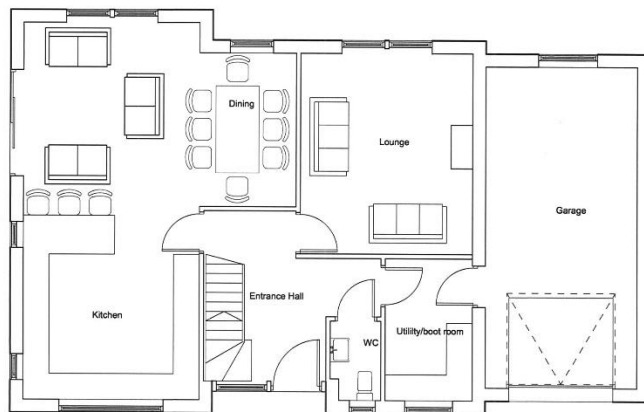


Plan Plot 1

NOTES
 DO NOT SCALE FROM THIS DRAWING.
 It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
 This drawing is to be read in conjunction with schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.
 Work and materials are to be in accordance with the Building Regulations and to comply with the relevant British Standards.
 This drawing is copyright of Mark Bratherton Ltd and should not be reproduced in whole or part without their written permission.



First Floor Layout



Ground Floor Layout

10 x 8 x 2 60
 4 3 2 1 2 1
 5

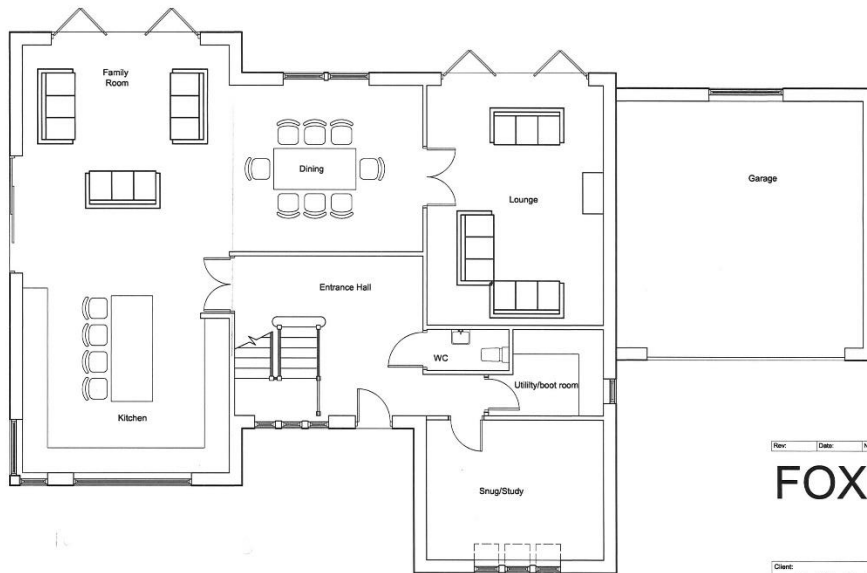
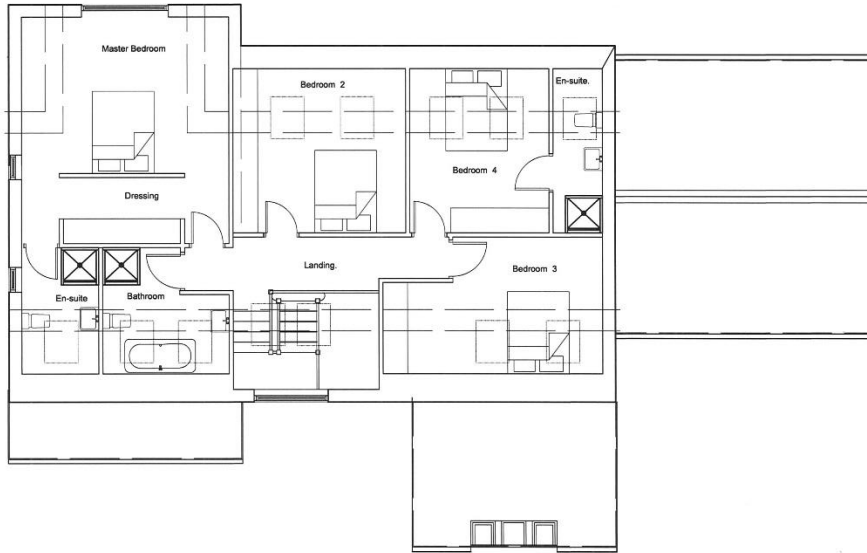
Rev	Date	Notes

FOX ARCHITECTURE & DESIGN
 Fox College, Whitley Road, Whitley
 West Yorkshire, WF12 8LU
 T 01937 452277
 E info@foxarchitecture.co.uk
 www.foxarchitecture.co.uk

Client: Mr & Mrs Perrins	
Project: Gate Farm Overton WF4 4RQ	
Drawing: Proposed Plot 1 Layouts	
Date: Sept 2021	Scale: 1:100 @ A3
Drawing No: 2075/112	Rev:

Plan Plot 2

NOTES
 DO NOT SCALE FROM THIS DRAWING.
 It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
 This drawing is to be read in conjunction with schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.
 Work and materials are to be in accordance with the Building Regulations and to comply with the relevant British Standards.
 This drawing is copyright of Mark Bratherton Ltd and should not be reproduced in whole or part without their written permission.



Rev: _____ Date: _____ Note: _____

FOX ARCHITECTURE & DESIGN
 Fox College, White Road, Whitby
 North Yorkshire, YO21 2JZ
 T 01924 458231
 E fox@foxarchitects.co.uk
 www.foxarchitects.co.uk

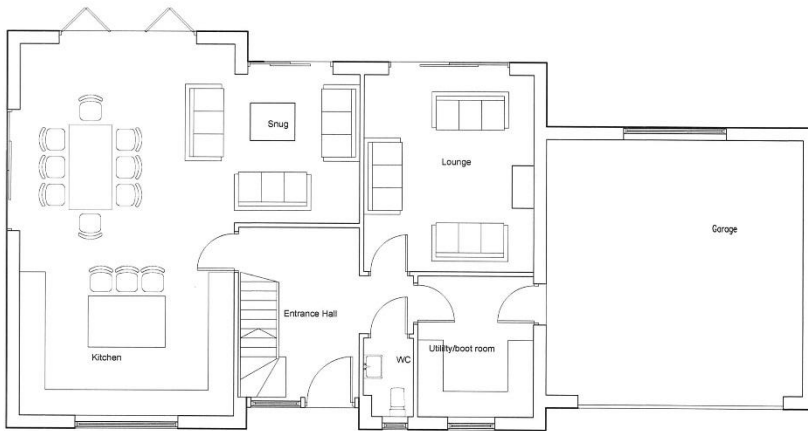
Client: Mr & Mrs Perrins	
Project: Gale Farm Overton WF4 4RQ	
Drawing: Proposed Plot 2 Layouts	
Date: Sept 2021	Scale: 1:100 @ A3
Drawing No: 2075/114	Rev: _____

Plan Plot 3

NOTES
DO NOT SCALE FROM THIS DRAWING.
 It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
 This drawing is to be read in conjunction with schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.
 Work and materials are to be in accordance with the Building Regulations and to comply with the relevant British Standards.
 This drawing is copyright of Mark Brotherton Ltd and should not be reproduced in whole or part without their written permission.



First Floor Layout



Ground Floor Layout

Rev.	Date	Notes

FOX ARCHITECTURE & DESIGN
 Fox Cottage, 1885 By Road, Whitley, West Yorkshire, WF12 0LJ
 T 01924 492821
 E info@foxarchitecture.co.uk
 www.foxarchitecture.co.uk

Client:	Mr & Mrs Perrins
Project:	Gale Farm Overton WF4 4RQ
Drawing:	Proposed Plot 3 Layouts
Date:	Sept 2021
Scale:	1:100 @ A3
Drawing No:	2075/116
Rev:	