

# FOR SALE



## Land at Monkhill Lane, Pontefract, WF8 1RL



\*The picture is for identification purposes only

### **Excellent development opportunity suitable for a variety of uses (subject to planning) Circa 4.1 Acres (1.66 Hectares)**

- Excellent Brownfield development opportunity offering the potential for residential or commercial redevelopment (subject to planning).
- A former employment site located in an established and popular residential area of Pontefract
- Positive pre-application response to deliver approximately 56 dwellings
- Excellent transport links to the A1 (M) and Junction 32 of the M62
- Technical information pack available in the Data Room





### Location

A former employment site located in an established and popular residential area surrounded by housing of varying age and style and situated less than 1 mile from the town centre of Pontefract. The close proximity of the town centre provides good access to local schools (St Giles CE Academy Primary School and The Kings Secondary School) and a range of amenities.

Pontefract is a historic market town in West Yorkshire, located near to the A1 and M62 motorways, which provide good access to the surrounding regions and cities. Leeds is 17 miles north west and Wakefield is 12 miles west.

Pontefract (Monkhill) train station is within walking distance of the subject site and provides frequent access to Leeds, York, and Wakefield.

### Description

The site comprises a broadly rectangular shaped development opportunity extending to circa 4.1 acres shown **edged red** on the site plan. (The land shown **edged blue** is excluded from the freehold sale but may be available by separate negotiation).

The previous commercial buildings have been demolished and cleared to slab.

Direct access to the site can be obtained from Monkhill Lane.

### Data Room

The Data Room includes the following information: Title Documents, Indicative Site plan, Indicative Schedule Pre Application Response, Phase 1 Ground Investigation Report, Phase 1 Habitat Survey, Flood Risk Appraisal, Geotechnical Site Investigation Report, Topographical Survey, Transport and Access Appraisal, Remediation Quote, Offer procedure & Offer form.

Access to the Data Room is available via the dedicated website. [www.monkhill-lane.com](http://www.monkhill-lane.com)



### Planning

The site was previously occupied by Philidas Limited for the manufacture of automotive and industrial fastenings. Production ceased several years ago and the buildings have been demolished and cleared to slab.

An indicative layout for a residential development of 56 dwellings was submitted to Wakefield Council for comment. Wakefield Council have provided a positive pre-application response to the proposed development. Details of the scheme and pre-application response are available in the Data Room.

Purchasers are advised to make any further enquiries regarding planning direct to Wakefield Council.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

### Terms

Offers are invited for our Clients freehold interest with vacant possession. Unconditional offers are preferred but offers subject to planning will be considered. Further information is available from the sole agents, Cushman & Wakefield.

### Viewing

Access to the site is strictly by appointment with C&W. The site can be viewed from the perimeter fencing.

Phil Roebuck (Residential)  
+44 (0) 7747 008 459  
[philip.roebuck@cushwake.com](mailto:philip.roebuck@cushwake.com)  
Tom Erxleben (Industrial)  
+44 (0) 7710 966 234  
[tom.erxleben@cushwake.com](mailto:tom.erxleben@cushwake.com)