



Sanderson
Weatherall

FOR SALE

PART COMPLETE RESIDENTIAL DEVELOPMENT OPPORTUNITY



CARLETON ROAD, CARLETON, PONTEFRACT, WF8 3RN

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Description

A rare opportunity to acquire a largely 'oven ready' residential development which, when complete, will comprise a gated community of 9 units, including 4 no. five bed detached executive homes and 5 no. 4 bed mews style houses.

The detached properties are to be built in stone over three storeys, each with double garages and southerly views across an adjoining paddock which forms part of the freehold title (edged blue). The site extends to approximately 0.89 hectares (2.2 acres) – the consented (red edged) site extends to around 0.49 hectares (1.22 acres)

Presently, plots 1, 3 and 4 are built to ground floor base level only and the detached double garage to plot 1 is complete.

Plots 5 to 9 are more advanced being of a SIPS panel construction with brick faced elevations and pitched roof structure with concrete interlocking roof tiles.

Please note, plot 5 has not been built in accordance with the consented scheme (over) and is deemed to now encroach into adjoining green belt / paddock land to the rear (south). The Receiver has recently withdrawn a planning application (submitted prior to the Receiver's appointment) which sought to address this retrospectively, with a view to allowing a purchaser to control the process moving forward (see Town Planning section below).

The development site adjoins a fully refurbished property known as Carleton Lodge which is a substantial residential property available for sale separately through Crown Estate Agents at a guide price of £1.1 million.

Location

The property is situated in the pleasant village of Carleton which is around 2 miles to the south east of Pontefract town centre and around 1 mile west of the A1 motorway junction at Darrington.

Carleton includes a number of schools including Carleton Park Junior & Infants School and Carleton High School (both Ofsted 'Good').

The village is in close proximity to a range of local amenities including local village and convenience stores, public houses, Pontefract RUFC and nearby Darrington Equestrian Centre.



Tenure

The property is currently held freehold under Land Registry title reference WYK760383.

Please note our client intends to split the title to exclude Carleton Lodge which, as stated, is likely to be sold separately although, remains available as at the date of this brochure.

Accommodation

Description	Net Sales Area (NSA)	
	sq m	sq ft
Plot 1 (5 bed detached – Type A)	216.5	2,330
Plot 2 (5 bed detached – Type A)	216.5	2,330
Plot 3 (5 bed detached – Type B)	206.2	2,219
Plot 4 (5 bed detached – Type A)	216.5	2,330
Plot 5 (4 bed Mews terrace)	114.7	1,234
Plot 6 (4 bed Mews terrace)	112.5	1,210
Plot 7 (4 bed Mews terrace)	133.7	1,439
Plot 8 (4 bed Mews terrace)	113.4	1,220
Plot 9 (4 bed Mews terrace) – ex garage	134.7	1,449

Note - areas taken from architect's floor plans

Guide Price / Method of Sale

Unconditional offers in excess of £2 million are invited for the freehold interest (excluding Carleton Lodge).

Offers are invited by Wednesday 14 September 2022.

VAT & Costs

VAT, if applicable, will be payable at the prevailing rate.

Each party is to be responsible for their own costs.

Town Planning

There is an extensive planning history relating to this site and we direct interested parties to Wakefield Council's website for further information (www.wakefield.gov.uk) or via development@wakefield.gov.uk.

We draw your attention to the most recent planning history and [links](#) to the relevant applications and supporting information on Wakefield Council's Planning Portal below:

[08/00734/FUL](#) | Residential development (14 no dwellings) including access, parking and garaging (Approved 11/2009)

[08/02860/SUB01](#) | Discharge of conditions 3, 4, 7, 10, 14, 15, 17, 19 and 21 (Conditions Discharged Part-Satisfied 12/2010)

[08/02860/SUB02](#) | Discharge of conditions 7, 10, 12, 13, 14, 15, 17 and 18 (Conditions Discharged 08/2011)

[15/00770/FUL](#) | Erection of 1no. detached dwelling (Withdrawn 07/2015)

[20/00947/FUL](#) | Residential development for 1 no. detached dwelling and associated works (Refused 04/2021)

[20/02737/FUL](#) | Residential development for 1 no. dwelling and associated works (replacement of extant dwelling approved under application 08/02860/FUL) (Withdrawn 09/2021)

[21/01856/FUL](#) | Residential Development for 1 no. dwelling (plot 5) and associated works - repositioning of adjacent garage block and addition of bin store (replacement of extant dwelling approved under application 08/02860/FUL) (Withdrawn 06/2022)

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not ake or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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