



Land Off, 47 Gordon Street, Wakefield, WF1 5AT

Asking Price £119,500

ManningStainton

land & new homes



A rare and exciting opportunity to acquire a development plot with full planning permission for three dwellings. Situated in the heart of Wakefield with just a short walk into the City Centre, the plot benefits from an abundance of local amenities with excellent restaurants and bars, convenient public transport links and direct access to the motorway, perfect for the daily commuter.

Coupled with a busy property market and a diverse community this site is not to be missed. For further information please refer to Wakefield Planning Portal, reference 22/00914/FUL.

The plot offers fantastic opportunity for any developer or self-builder. Once built the properties will benefit from tranquil views of the garden allotments to the rear, as well as being built on a quiet, traffic free Cul-de-sac. All of this will attract a range of potential buyers, from young professional couples looking to commute into Wakefield and Leeds City Centre or young families looking to upgrade from their current home.

A viewing is highly recommended to appreciate this little gem, for all it has to offer.



Tenure:

Freehold

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. *Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Council Tax Band:**Viewing**

By appointment only through our New Homes branch.

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

