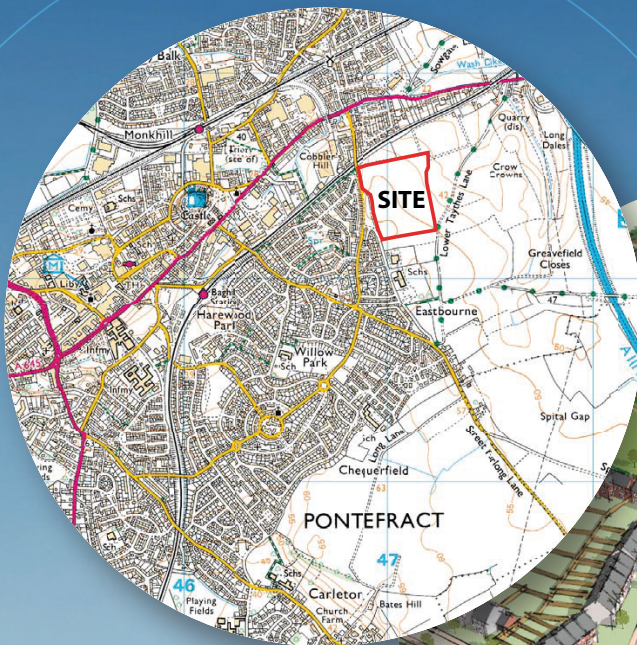


FOR SALE

Land off Cobblers Lane, Pontefract, Wakefield, WF8 2HN

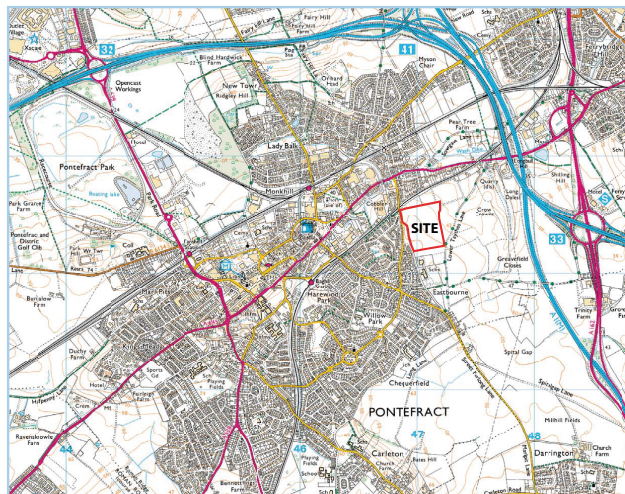
Outline planning permission granted for up to 320 dwellings

Land comprises 26.49 acres (10.72 hectares) or thereabouts.



**STRUTT
& PARKER**

FM
Fordy Marshall
01937 918 088
www.fordymarshall.com



Location

The site is located approximately 1.3 miles to the east of Pontefract Town Centre, and 17 miles south east of Leeds City Centre. Access to the site is via two new junctions created off Cobblers Lane and adjacent to Holy Family & St Michaels Catholic Primary School.

Description

The site is about 26.49 acres (10.72 hectares) currently Greenfield land and used for agricultural purposes. The site is to the north and east of Cobblers Lane with Holy Family & St Michaels Catholic Primary School and Cobblers Lane Primary School to the south.

The development has been designed to incorporate a range of properties from 2 - 5 bedroom with an average net density of 36 dwellings per hectare.

Planning Permission

Outline planning permission was granted on 23rd December 2013 under application number; 12/01515/OUT for up to 320 dwellings, means of access and associated works.

There is also a signed s.106 Agreement which includes the delivery of the following;

- Affordable Housing at 30% of the total number of dwellings to be provided on site or in any phase. This shall be provided at 50% social or affordable rent and 50% intermediate housing (unless otherwise agreed with the Council).
- Highway Works Contribution of; £128,000 towards improvement works at road junctions within Pontefract.
- Town End Junction Contribution of; £29,820 towards the cost of the Town End Junction Works at Jubilee Way / Southgate Mill, Hill Road, Wakefield Road to replace the existing traffic signalled controlled junction.
- Bus Stop Contribution of; £20,000 towards the costs of providing two new bus stops and improving existing bus stops on Cobblers Lane.
- Education Contribution of; £311,094 towards the cost of providing, expanding or improving primary school provision to serve the development.
- Right of Way Contribution of; £6,000 towards improvement of an extension to public footpath Pontefract 14.

Information Pack

The enclosed disc contains a complete suite of technical reports and surveys which were submitted to Wakefield Council as part of the planning application.

All the external reports and surveys will be assigned to the purchaser(s) on legal completion and a Letter of Reliance will be provided from all consultants confirming use and reliability of these documents in connection with the development of this land.



Due to tenancy agreements, we are unable to complete a Phase II site investigation at the present time. Therefore, offers should take into consideration the findings of the Desk Top site investigation and clearly state what has been allowed within any proposal. Offers which are conditional on satisfaction of a Phase II site investigation will be acceptable. (Please note, Gladman will commission the Phase II site investigation as soon as physically able).

Method of Sale

The site is being offered for sale to a short list of house builders subject to contract. Offers are to be sent by e-mail or post to; Phil Dolan & Chris Fordy by 12 noon, Friday 4th April 2014. It is the intention that 2 - 3 preferred bidders will be selected and discussions will take place with them with a view to re-considering those offers and providing "best & finals" by 12 noon, Friday 25th April 2014. A preferred developer(s) will be selected week commencing 28th April 2014 and Heads of Terms issued.

Offers will be considered for the whole of the consented land either from one or a consortium of house builders or in part of up to 150 dwellings with obligations to construct roads and sewers to the retained land (if any).

Vacant Possession

The land is tenanted but will be sold with vacant possession on legal completion.

Adjacent Land

There are further potential development parcels to the north and south of the consented site. There will be an obligation on the purchasers to construct roads and services to the land to the north, and south and a 1m strip will be retained by the owners in relation to these areas. Please consider this in any proposal.

VAT

Gladman Developments Ltd and the owners have elected to charge VAT and this will be payable by the purchaser on legal completion in addition to the purchase price.

Further information

Phil Dolan | 01260 288905 Chris Fordy | 01937 918088
p.dolan@gladman.co.uk christopherfordy@fordymarshall.com



www.gladman.co.uk/land

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