

# Residential Development Opportunity

Land North of Monkton Road, Off Cobblers Lane,  
Pontefract, West Yorkshire WF8 2FP

- Minded to Grant Outline Planning Consent for 52 Dwellings/Emerging Local Plan Allocation
- Approx 3.07 Acres (1.24 Ha)
- FOR SALE FREEHOLD
- Offers Invited by Private Treaty

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## THE PROPERTY

The property comprises an undeveloped 'Greenfield' site, situated on the eastern side of Pontefract in a mainly residential location of this West Yorkshire town.

The land has until recently been actively farmed for arable/cropping purposes but is currently lying fallow. It is bordered to the south with the newly developed Barratt Homes housing development known as Ashmeade Park. To the northern boundary is the Knottingley to Pontefract railway line, with pallsade fence and screened by areas of mature hedging. To the East and West, there are no physical boundaries, but the adjoining land is in separate ownership. To the West is land which we understand is now subject to a Promotion Agreement with Quattro Developments, with intentions to see it developed for residential uses. To the east the land is zoned as Green Belt and open farmland.

## SITE AREA

The total gross area extends to approx 3.07 acres (1.24 Ha).

## CURRENT PLANNING SITUATION/PLANNING CONSIDERATIONS

The land falls within the Wakefield District and is therefore subject to planning guidance and policy set out within the existing Local Plan – Adopted 15th April 2009, and later within the Site Specific Policies Local Plan adopted September 2012. These Plans are currently in the process of being replaced by the new Emerging Local Plan, which is at an advanced stage, having been subject to Public Enquiry by a Government Inspector earlier this year. The Plan is not yet adopted, subject to further consultation on the Inspectors Main Modifications, but the expectation is that it will reach adoption shortly. This new Plan will set Policy for the period up to 2036.

Importantly, this site is identified within the Emerging Local Plan as a confirmed Housing Allocation with Ref: LP697. The allocation extends across the land to the south already developed for housing as part of the Barratt and Avant schemes.

The Emerging Plan states that Wakefield District has capacity to accommodate an additional 1,400 new dwellings per annum. It goes on to set out required densities, and for the subject site there would be an expectation to deliver at least 40 dwellings per ha. (ie 1.24 Ha x 40 = 50 dwellings). It also sets out policies for delivery of affordable housing, again, very relevant as far as this particular site is concerned, given the recent planning history (see below). The affordable policies are varied based on geographical location and may be administered in 4 designated 'Value' areas. These areas have been allocated based on the evidence established within the Strategic Housing Market Assessment, the WLP69 Viability Review and area set out within Policy WSP6 – Housing Mix. The subject site lies within Value Area 3, where the requirement for delivery of affordable housing is 10%.

The most recent planning history includes an "Outline application for up to 52 affordable dwellings" submitted in March 2019. Planning Ref: 19/00595/OUT.

The application is still pending a decision, although it is understood that this is simply due to the fact the draft S106 Agreement has not yet been signed off.

The S106 sets out the legal requirements to be met by the owners/developers. These include:

1. Open Space Contribution: A payment in the sum £38,012. Such payment to be Index Linked.
2. Sustainable Travel Contribution: A payment in the sum £500.50 per dwelling (subject to a maximum of £26,026) Such payment to be Index Linked.
3. Affordable Housing Provisions:

▼ View looking East



▼ View looking South West



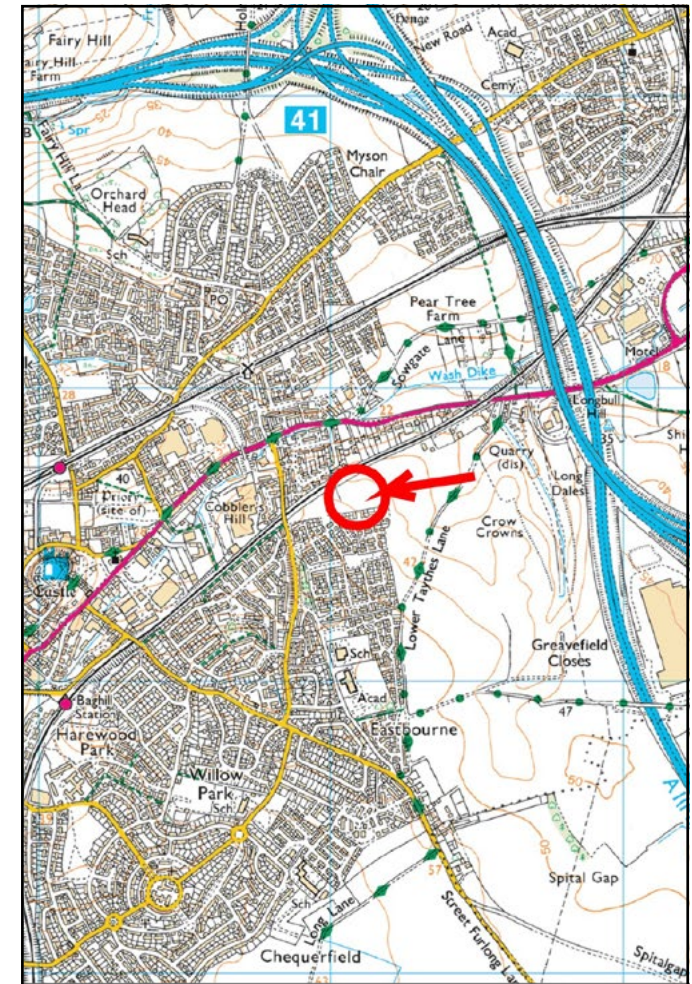


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4. The Housing Mix required with this scheme should be:

- 1 x 4 bed 8 person house for affordable rent
- 3 x 3 bed 6 person houses for affordable rent
- 18 x 3 bed 5 person houses and
- 30 x 2 bed 4 person houses for a mix of affordable rent and shared ownership at an intermediate rent.

Of relevance, clause 2.6 of the draft S106, states:

*"The Council and the Owner acknowledge that the Development will provide 100% Affordable Housing on an entirely voluntary basis, with all dwellings receiving public subsidy, and the purpose of the Affordable Housing provisions within this Deed is to secure the planning policy position in the event of a future market disposal of the Site by the Owner."*

The owners ultimately decided not to proceed with this scheme as proposed and hence have not yet signed the S106. They now consider the site offers scope to accommodate Market Housing led scheme and should not be restricted to a 100% affordable housing development. The emerging Local Plan allocation would indicate such an approach would be supported.

For further information and detail associated with the Planning status for this site, prospective Buyers are recommended to make their own enquiries directly with Wakefield District Council Planning Department. [www.wakefield.gov.uk](http://www.wakefield.gov.uk) prior to submission of any offer.

## HIGHWAYS/ACCESS

It is proposed that the subject land will be accessed for new development purposes via Hartley Way, leading off Monkton Road, and in turn from Cobblers Lane.

When the land to the south was sold, the Vendor's reserved a 0.5m strip of land running along the boundary between the two land parcels, and also sold that land subject to rights of access being installed in two specific locations with obligations on Barratt David Wilson Homes to deliver these access roads to an adoptable standard up to the boundary, and to have those roads formally adopted as public highway.

Of the two points of access reserved, one serves the land owned to the West of the subject site via what is now known as Parker Avenue, and one the subject land parcel, known as Hartley Way. Both are currently cul-de-sacs and blocked off with 2m high close board fencing.

Barratt advise that the estate roads are subject to S278 Agreement with Wakefield Council and are expected to be adopted within the next 12 – 18 months.

## SERVICES/UTILITIES

A Utilities Search has been carried out for the site and is available to download via the Agents website. Based on these search results, the following services appear to be available within proximity of the site:

- Water – a 4" Water main is located in Hartley Way
- Gas – Nearest Mains are located in Cobblers Lane
- Foul Sewer – S104 Sewer installed in adjoining Barratt/ David Wilson Homes development to south subject to appropriate consents and approvals.
- Surface Water – Purchasers will need to determine a suitable solution for SW drainage. It is expected that this might either be managed via soakaway (subject to permeability testing) or if not appropriate via connection through the adjoining Barratt/David Wilson Homes S104 drainage, subject to appropriate consents and approvals.
- Electric – Mains supplies believed to be available in Cobblers Lane, and potentially via the adjoining Barratt/David Wilson Homes scheme, subject to appropriate consents and approvals.
- BT – Apparatus located in Monkton Road to the south.

Purchasers will be required to verify and undertake their own assessments of services and the above information is give for guidance purposes only, and should not be relied upon.

▼ View looking south to Hartley Way



▼ View looking north up Hartley Way



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## SITE SURVEYS

The following additional surveys are available to download either from the Planning Portal, or via the agents website:

- Preliminary Ecological Survey (Brooks Environmental)
- Phase 1 Desktop GeoEnvironmental Survey (CGL)
- Noise Impact Assessment (ADT)
- Topographic Survey (Landmark Surveys Ltd)
- Flood Risk & Drainage Survey (Weetwood)

## TENURE/TITLE/RIGHTS of WAY/EASEMENTS

The land is offered for sale freehold and is registered with Title Absolute under title number WYK439438. Access will be provided via reservations held by the owners to connect into the public highway via Hartley Way, and through part of title number WYK934551, which comprises a 0.5m wide strip between the subject land parcel and the land to the south.

The site is offered subject to all easements, wayleaves, covenants, rights of way and light, as referred to within the Titles.

## RESERVATIONS ON SALE

The Vendor's will retain ownership of a 0.5m wide strip along the length of the Western and Eastern boundaries, with obligations on the Buyers to install adoptable standard estate roads as points of access to both strips so as to facilitate access to adjacent landholdings.

Rights will be reserved for the Vendor's and their successors in title to install/lay service infrastructure as required across the retained strip and connecting into the access roads.

## METHOD OF SALE

The property is offered for sale by Private Treaty. Offers are invited either unconditionally, or subject to conditions. Offers made subject to planning will be required to be accompanied by full details and scheme layout plans in support of the proposals.

In the event of competitive offers being received, the Vendor's reserve the right to conclude the sale process by inviting 'Best Bids' via Informal Tender.

Preference will be given to unconditional offers.

## GUIDE PRICE

Offers invited.

## VAT

The Vendor's reserve to charge VAT on the sale price.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## ANTI MONEY LAUNDERING REGULATIONS

Prior to any offer being accepted, the successful bidder/s will be required to provide certain identification documents and proof of origin of funds in order to comply with Anti-Money Laundering legislation.

## VIEWING/SITE INSPECTION

The site is open and available for inspection from the adjoining public highway, without appointment. Should anyone wish to take access to the field, then they must do so at their own risk.

## FURTHER INFORMATION

Further information, including supporting documentation can be downloaded via the Agents website: [www.fordymarshall.com](http://www.fordymarshall.com) Via Property Search – Land at Cobblers Lane, Pontefract.

To discuss the opportunity please contact:

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*Photos Taken: April 2023 and September 2023*

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