



**CHURCH ROAD
NORMANTON
WF6 1PE**

**FOR
SALE**

GREENFIELD RESIDENTIAL LAND

TOTAL AREA 3.84 ACRES (1.6 HECTARES)

LOCATION

At the junction of the A655 and Church Road on the southern edge of Normanton.

DESCRIPTION

An even, level site which is green field.

TERMS

The freehold land is available at a guide price of **£2,000,000**. It is understood that VAT is not applicable.

PLANNING

The site is allocated for Residential development in the recently adopted Local Plan of Wakefield MDC.

CONDITIONS

As the site is allocated, we anticipate that speculative builders will require Planning Permission before going unconditional so a contract subject only to Planning is our clients' preference. Given Wakefield MDC's apparent appetite for house building it will be hoped that this process could crystallise relatively fast, perhaps within four months between contract and completion.

Our preference is for offers subject only to contact and Planning Permission.

TECHNICAL INFORMATION

Our clients have assembled a comprehensive portfolio of technical reports, including grounds, drainage, highways, topo survey etc. This is available on application to janet@adairpaxton.co.uk

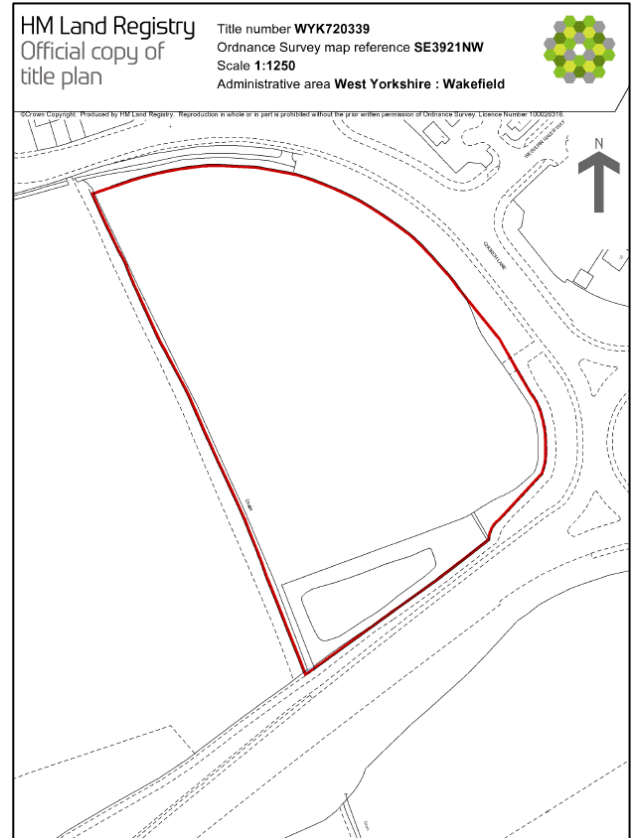
VIEWING/FURTHER INFORMATION

The site is plainly visible from the adjacent highways. Any entry onto the site must be at the viewer's risk. For more information, please contact Bruce Collinson, mobile: 07740 321999, email: bruce@adairpaxton.co.uk.

SUBJECT TO CONTRACT

Details prepared February 2024

BTC/JS



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.