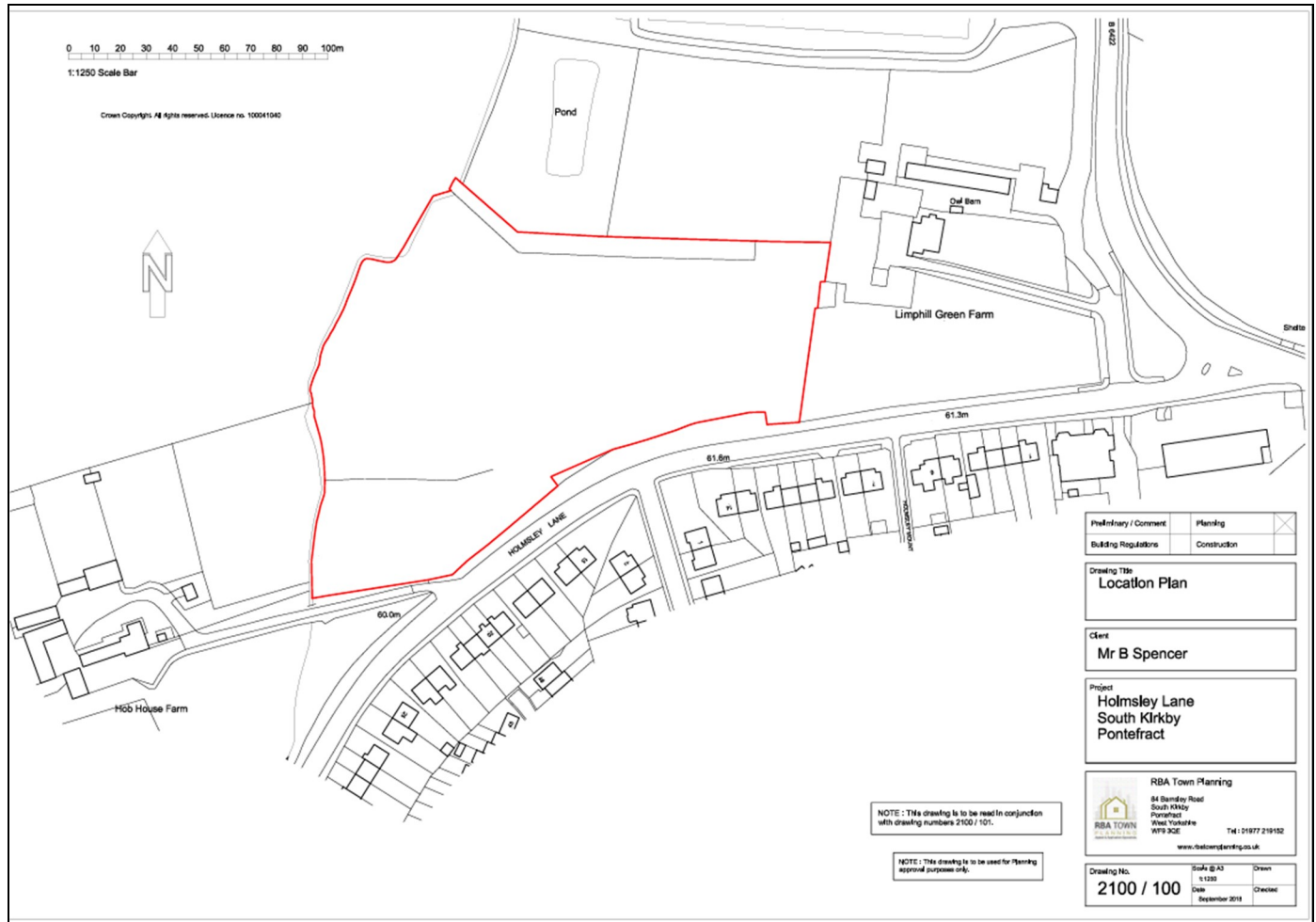


... Your proactive estate agent



Homsley Lane, South Kirkby, WF9 3JF
Offers Invited £400,000





An exceptional parcel of land extending to just over 4 acres, positioned within a highly desirable and well-connected location. Surrounded by a mix of established residential dwellings, local amenities including a Co-op supermarket, a fishing pond and tackle shop, this site offers a unique blend of rural space with immediate convenience.

This substantial plot presents an outstanding opportunity for a wide range of buyers. Previous owners have undertaken significant research into potential residential development, with indicative plans demonstrating the capacity for approximately 68 dwellings. While formal planning has not been recently submitted, considerable time and effort has been invested into exploring the site's potential, and the current owners remain optimistic about the prospects of gaining approval.

Beyond development, the land also lends itself to a variety of alternative uses, including agricultural or lifestyle purposes, making it an equally attractive proposition for those seeking a versatile landholding of this size.

Ideally located within easy reach of Pontefract, Wakefield, Doncaster and Barnsley, the site benefits from excellent commuter links, with nearby train stations and motorway networks providing strong regional connectivity.

This is a rare opportunity to acquire a sizeable and strategically positioned parcel of land with significant potential. The price is available on request, and all interested parties are encouraged to contact Park Row directly to discuss the opportunity further and submit offers.