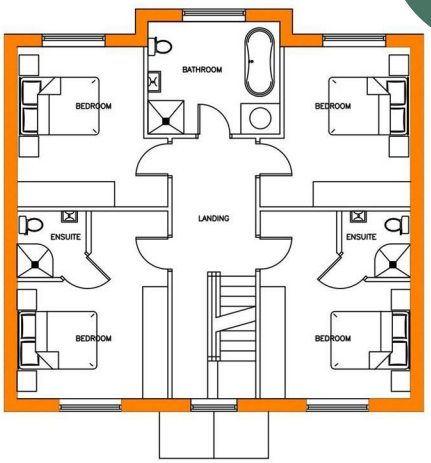
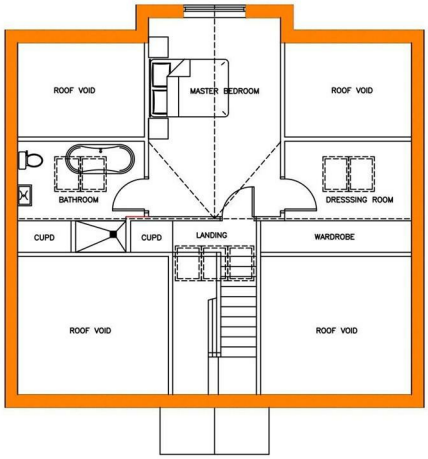
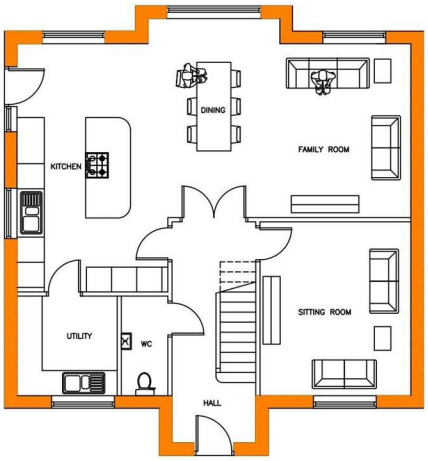


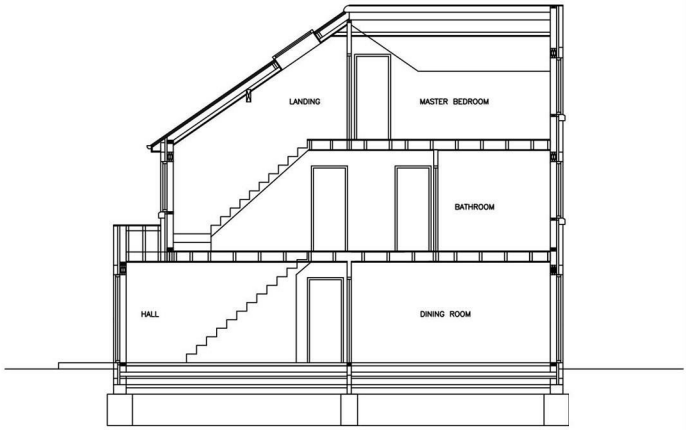

FIRST FLOOR PLAN




SECOND FLOOR PLAN




GROUND FLOOR PLAN




TYPICAL SECTION

# Land Adjacent to Stonecote 215 Carleton Road, Pontefract, WF8 3NP
# £240,000





Offered to the market is this exceptional development opportunity, comprising a parcel of land with outline planning permission granted for a substantial six bedroom detached family residence arranged over three floors, situated within a countryside setting in a sought after location.

Outline planning permission was granted on 14th April 2026 for the construction of a dwelling on land adjacent to Stonecote, Carleton Road (all matters reserved) ref: 25/02054/OUT, offering an exciting opportunity for a developer or builder. A copy of the decision notice is available on request or can be viewed via the Wakefield Council Planning Portal.

The proposed accommodation briefly comprises an entrance hallway with staircase to the first floor landing, downstairs WC and access through to a stunning open plan kitchen, dining and family room, along with a separate utility room and an additional reception/sitting room. To the first floor, the layout provides access to four generously proportioned double bedrooms, two of which benefit from en suite shower rooms, in addition to a contemporary four piece family bathroom suite. The second floor is dedicated to the impressive principal suite, incorporating a spacious main bedroom, dressing room and a luxurious four piece bathroom suite. Externally, the proposed property will enjoy spacious enclosed gardens with attractive countryside views, along with a driveway providing ample off road parking to the front.

A fantastic opportunity for a self builder or developer to acquire a prime residential plot with approved plans already in place. Viewing by appointment only. Please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

32 Ropergate, Pontefract, WF8 1LY
Tel: 01977 798844 Email: pontefract@richardkendall.co.uk www.altosoftware.co.uk