



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210

**IMPORTANT NOTE TO PURCHASERS**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

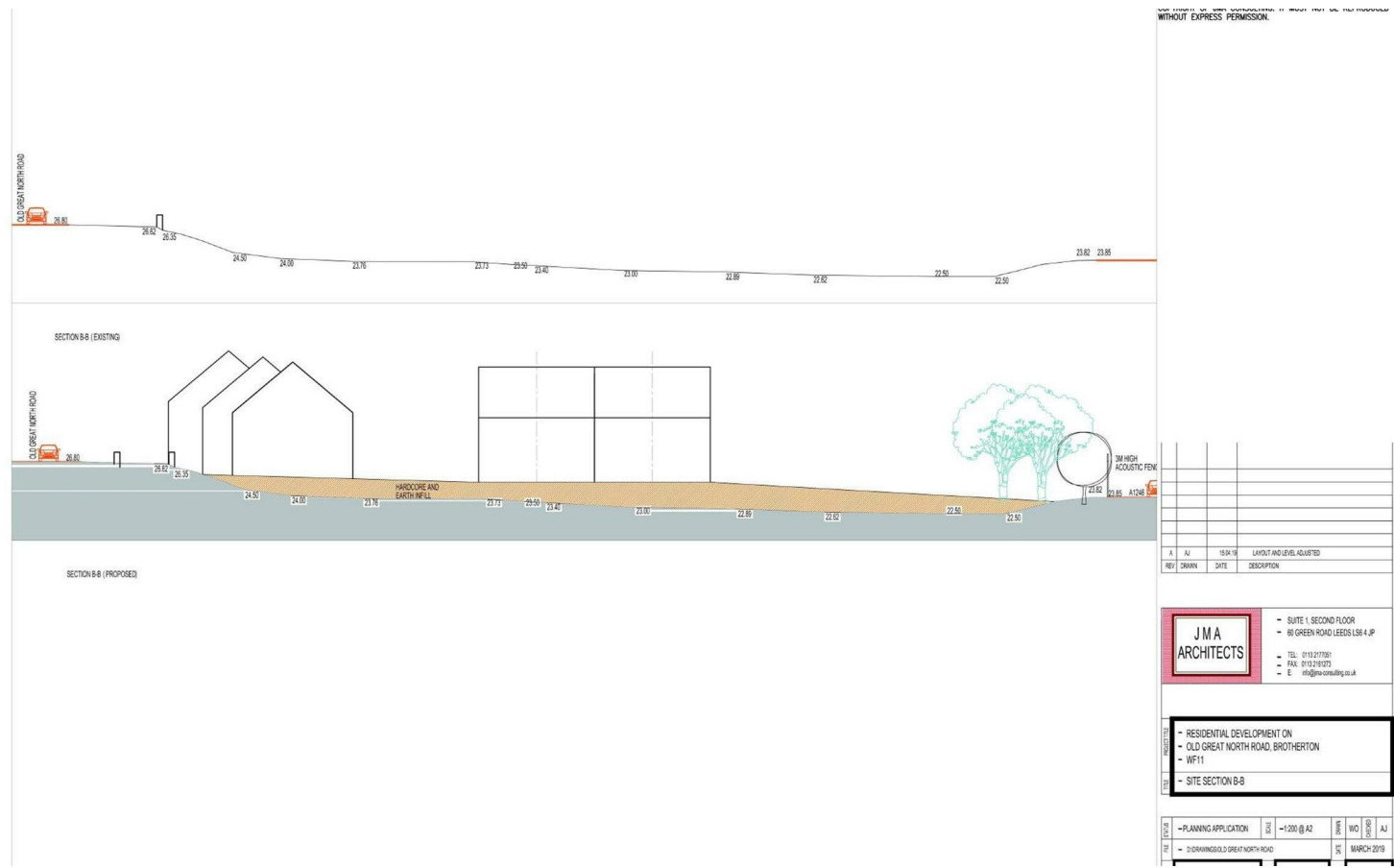
**CONVEYANCING**

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**Old Great North Road, Brotherton, WF11 8NG**

**For Sale Freehold Asking Price £375,000**



**PLEASE NOTE**

We have been informed Japanese knot weed present in a small corner of the land.

A freehold building plot extending to 0.354 hectares [0.87 acres] with lapsed outline planning permission granted for the erection of seven dwellings comprising three town houses to the front of the land and a row of four town houses to the far end, all of which will have off street parking and a garden to the rear.

Approval was granted on 9th August 2019 under application reference number 2018/1136/OUT, planning has lapsed as of 9th August 2021. A copy of the decision notice is available for inspection at our Pontefract office or can be downloaded online from Selby District Council Planning Portal.

The land is located off Great North Road, Brotherton. Entering the site, to the front there will be a block of three staggered town houses with small gardens to the front, gardens to the rear and off street parking to the side of number three. To the far end of the site there will be a further block of four house with gardens to the front, off street parking and gardens to the rear.

As this is outline planning, no specific layouts have been agreed however all seven units are to have off street parking, private gardens and three bedrooms.

**DIRECTIONS**

Leaving Pontefract town centre along Knottingley Road, head out towards Knottingley and at The Turnpike Public House use the slip road onto A162 towards Brotherton and Byram. At Brotherton/Byram Roundabout take the second exit and immediate first exit over the flyover into Byram and Brotherton itself, taking a left at the roundabout and heading towards the Thaal Indian Restaurant and turn left onto Great North Road. Once on Great North Road, the site can be found on the right hand side, across from School Croft.

**LOCATION**

The site itself is close to local amenities including shops, schools and within easy reach of motorway links for those wishing to commute.

**ENQUIRIES**

For further enquiries or to arrange a viewing of the site please contact our Pontefract office.