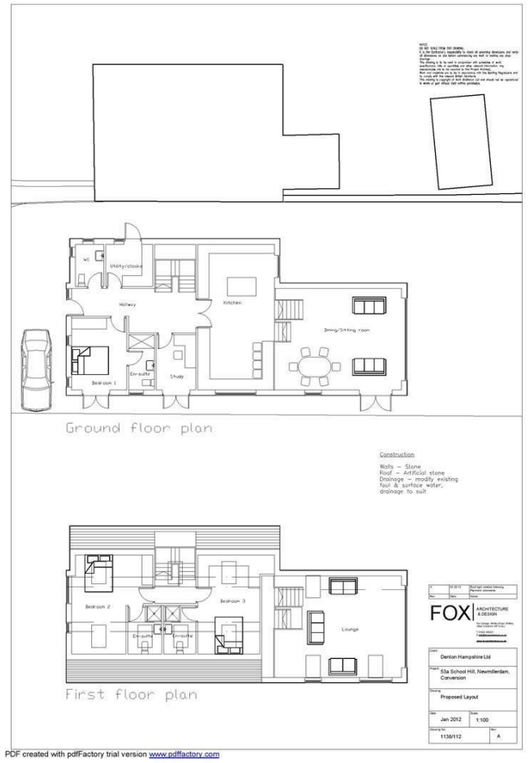


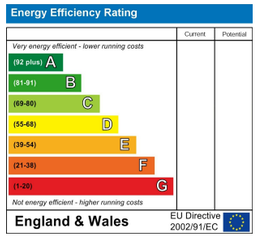
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IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective 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
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 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*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.

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Land at 53A School Hill, Newmillerdam, WF2 7SP

For Sale By Modern Method Of Auction Starting Bid £375,000

For sale by Modern Method of Auction; Starting Bid Price £375,000 plus reservation fee. Subject to an undisclosed reserve price.

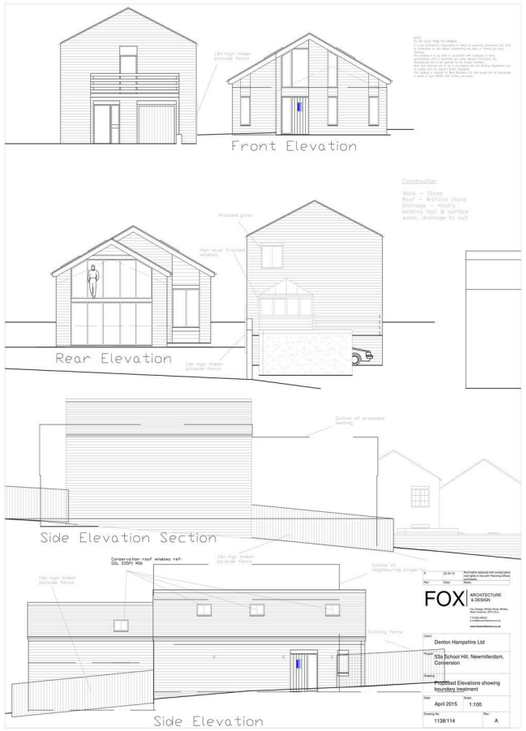
Enjoying a prime position in the sought after area of Newmillerdam is this building plot extending towards an acre and has planning in place for the erection of a four bedroom detached dwelling extending towards 2800 sq ft. Details can be found on the Wakefield Council Planning Portal ref: 12/00595/FUL. In addition there has been a recent Application for a Certificate of Lawfulness to confirm planning permission ref: 24/01434/CPE.

A generous sized plot which can be accessed from the main roadside through gated access located within a highly desirable residential area and situated approximately four miles to the south of Wakefield city centre. The area boasts well regarded restaurants and public houses, as well as pleasant walks around Newmillerdam Country Park. Wakefield city centre offers a broad range of shops, schools and recreational facilities. Junction 39 of the M1 motorway network is only a short drive away.

This fantastic building plot offers the discerning buyer to develop and build the grand design family home in this sought after area.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.





AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

PLEASE NOTE

The small green area on the title plan is not included.

