

PROPOSED LANDSCAPE PLAN 1:100 @ A1

Land, George A Green Court, Wakefield, WF2 8FE

Starting Bid £415,000

For sale by Modern Method of Auction; Starting Bid Price £415,000 plus reservation fee. Subject to an undisclosed reserve price.

An excellent residential development opportunity to acquire this well positioned building plot, benefitting from full planning permission for the construction of seven, two storey dwellings. All pre-commencement conditions have been discharged, allowing the development to commence immediately.

The approved scheme comprises a block of four houses together with a separate block of three houses. Within the block of four, the two middle properties are designed as two bedroom homes, with the properties positioned at either end are designed as three bedroom homes. The separate block of three comprises, two bedroom houses. The proposed two bedroom properties extend to approximately 79 sq m. The three bedroom properties extend to approximately 89 sq m.

The plot is offered for sale as a whole, providing developers and investors with an opportunity to deliver a thoughtfully planned residential scheme within a convenient and accessible location.

The site is within easy reach of a wide range of local amenities and well regarded schools, together with excellent transport connections. Convenient access to the M1 motorway network further enhances the location for those commuting to surrounding towns and cities.

Full planning permission was granted under Planning Reference 25/00686/FUL, with the decision issued on 5th September 2025.

Viewing is strictly by appointment. Please contact our Wakefield office, where the team will be pleased to arrange a suitable appointment and provide further information regarding the development opportunity.

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