

Please Read – Off Market – Exclusive



LETS BUILD

Land Available

Wakefield

OFF MARKET AND EXCLUSIVE!

Please keep in mind that we are an off-market agency, which means that our clients privacy is paramount. To ensure that our deals remain exclusive, we have purposely omitted specific details from this brochure. Further information can be provided to qualified potential buyers

Images used for illustration purposes only

Greenfield Sites

Today's Plans, Tomorrow's Projects

Multiple sites located in the charming area of Ackworth, around Wakefield, are available for purchase. This prime land offers an opportunity for large scale development, making it a perfect choice for developers seeking urban expansion options to accommodate the city's growing population and housing demands.

Located within Wakefield, this Greenfield Land aligns perfectly with the region's local housing requirements, targeting 1,400 homes between the years 2017/18 – 2035/36. The landowner owns multiple sites in the affluent and highly desirable area of Ackworth, all greenfield. Mostly on the edge of residential neighbourhoods, making them valuable for future development

With over 30 hectares of land available for purchase, these sites are a golden investment opportunity. They have already been allocated in Wakefield local Strategic Housing Land Availability Assessment (SHLAA) for phasing within the next 11 to 15 years, with an estimated housing capacity of 725 units

Multiple Edge Development Greenfield Sites

Price	TBD
Area size	30 ha +
Estimated housing capacity	725

The surrounding residential areas mainly consist of owner-occupiers, indicating significant residual value potential and promising excellent returns on investment as the city expands and housing demand increases

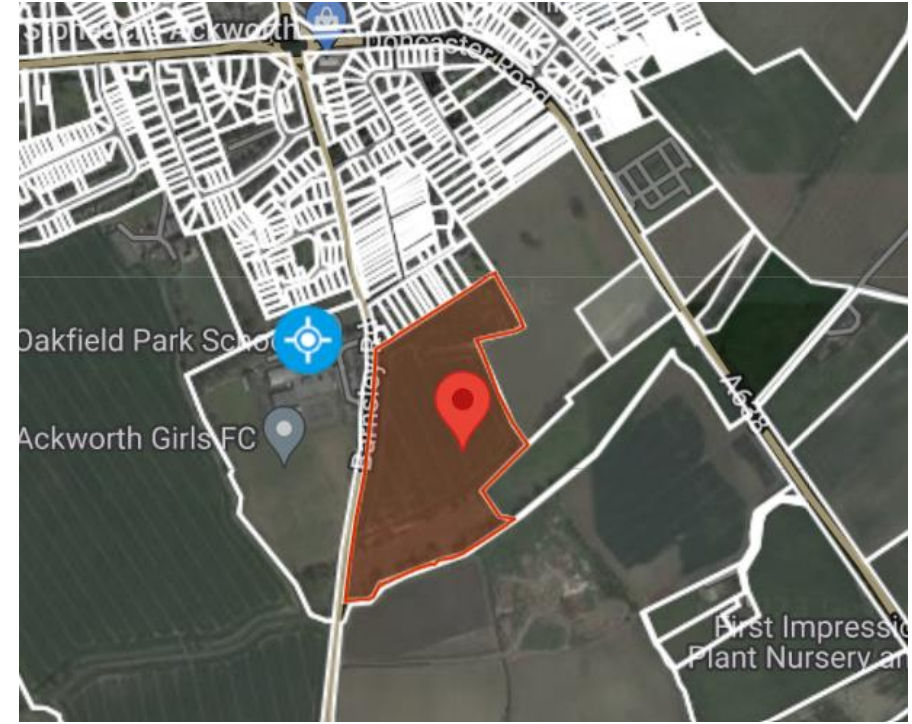
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Today's Plans, Tomorrow's Projects

Talking Points

- Over 30 Hectares of land For Sale
- Future development potential
- Multiple sites located around Acworth area
- Greenfield sites
- Edge development sites
- Highly sought after area
- Excellent residual values in area
- Good transport links located closeby
- Sites allocated in Wakefield local SHLAA 11- 15 years phasing
- Wakefield District Local Plan contains housing requirement is 1,400 homes net a year over a 19 year plan period 2017/18 to 2035/36



Sites

Wakefield SHLAA

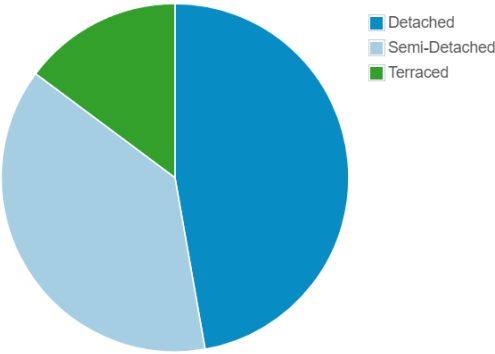
Ref No	Property Name	Location	Type	Planning Status	Number of Plots	Total Area (acres)	Development Timeline
160601	Tempest Hill Farm	High & Low Ackworth Village	Greenfield	Under Construction	1	0.09	0-5 Years
170603	Woodbine Cottage	High & Low Ackworth Village	Brownfield	Under Construction	1	0.05	0-5 Years
190608	Court Farm Lee Lane	High & Low Ackworth Village	Greenfield	Under Construction	1	0.05	0-5 Years
1196	Westfield Grove Ackworth	High & Low Ackworth Village	Greenfield	Full Permission	4	0.33	6-10 Years
160606	Land To Front Of Orchard Lodge	High & Low Ackworth Village	Greenfield	Lapsed Permission	1	0.12	6-10 Years
1014	Land at High Ackworth	High & Low Ackworth Village	Greenfield	No Planning Status	28	1.12	11-15 Years
1060	Land off Langdale Drive	Low Ackworth High & Low Ackworth Village	Greenfield	No Planning Status	41	1.71	11-15 Years
1061	South of Station Road	Low Ackworth High & Low Ackworth Village	Greenfield	No Planning Status	342	14.36	11-15 Years
1318	Land at Moor Farm, Cross Hill	Ackworth High & Low Ackworth Village	Greenfield	No Planning Status	175	7.29	11-15 Years
190601	Land North and East of Rigg Lane	Low Ackworth High & Low Ackworth Village	Greenfield	No Planning Status	56	2.34	11-15 Years
190602	Land South of Rigg Lane	Low Ackworth High & Low Ackworth Village	Greenfield	No Planning Status	74	3.11	11-15 Years
190603	Land West of Lee Lane	Low Ackworth High & Low Ackworth Village	Greenfield	No Planning Status	74	3.06	11-15 Years
190611	Land East of A628 and North of Long Lane	Ackworth High & Low Ackworth Village	Greenfield	No Planning Status	165	6.85	11-15 Years



Local Area Info

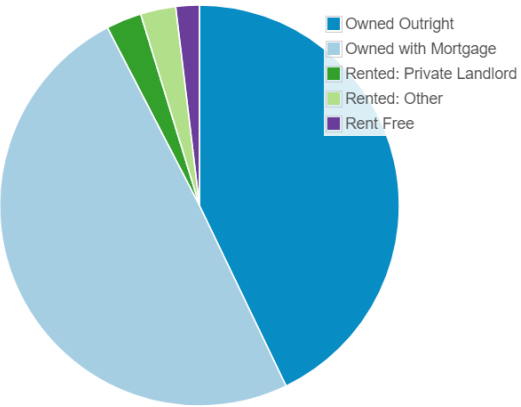
Housing Types

Detached	51
Semi-Detached	41
Terraced	16
Flat (Purpose-Built)	0
Flat (Converted)	0
Total	108

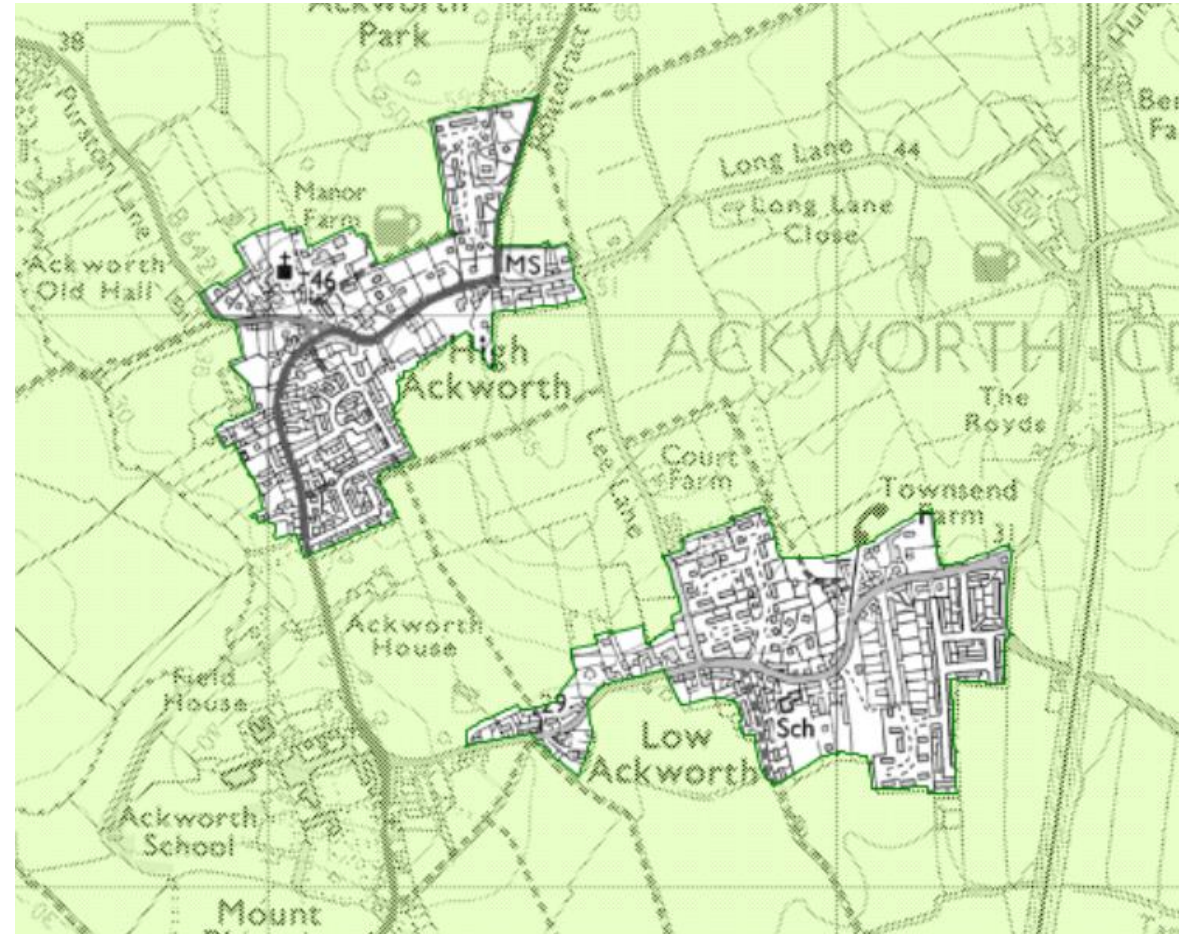


Housing Tenure

Owned Outright	45
Owned with Mortgage	52
Shared Ownership	0
Rented: From Council	0
Rented: Other Social <i>inc. charities and housing associations</i>	0
Rented: Private Landlord <i>inc. letting agents</i>	3
Rented: Other	3
Rent Free	2
Total	105



Local Area



Local Comparables within ½ mile



Beech Drive, Ackworth, Pontefract, West Yorkshire, WF7 [See map](#)



£435,000 [i](#)

[Monthly mortgage payments](#)

Added on 13/02/2023

PROPERTY TYPE

Detached

BEDROOMS

x4

BATHROOMS

x1

TENURE [i](#)

Freehold



Pontefract Road, High Ackworth, WF7 [See map](#)



£570,000 [i](#)

[Monthly mortgage payments](#)

Added on 28/06/2023

PROPERTY TYPE

Detached

BEDROOMS

x5

BATHROOMS

x3

TENURE [i](#)

Freehold

Local Comparables within ½ mile



Howard Drive, Ackworth, Pontefract, West Yorkshire, WF7

[See map](#)



£250,000 [i](#)

[Monthly mortgage payments](#)

Reduced on 29/06/2023

PROPERTY TYPE

Semi-Detached

BEDROOMS

x3

TENURE [i](#)

Freehold



Pontefract Road, Ackworth

[See map](#)



Guide Price

£465,000 [i](#)

[Monthly mortgage payments](#)

Reduced on 21/06/2023

PROPERTY TYPE

Detached Bungalow

BEDROOMS

x3

BATHROOMS

x2

SIZE

1,108 sq. ft.

(103 sq. m.)

TENURE [i](#)

Freehold

THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR FURTHER INFORMATION PLEASE CONTACT THE DETAILS BELOW

Lets build fees - 2% of Acquisition cost + vat

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