



HODSONS

37-39 George Street
Wakefield
WF1 1LX

Tel 01924 200544

www.hodsonsproperty.co.uk

A rare and exciting opportunity to acquire a residential building plot with planning permission to construct a contemporary two-bedroom detached home over three storeys. Ideally located close to the heart of Wakefield, this site is perfect for self-builders, developers, or investors looking to create a bespoke property in a highly convenient setting.

Guide Price £40,000



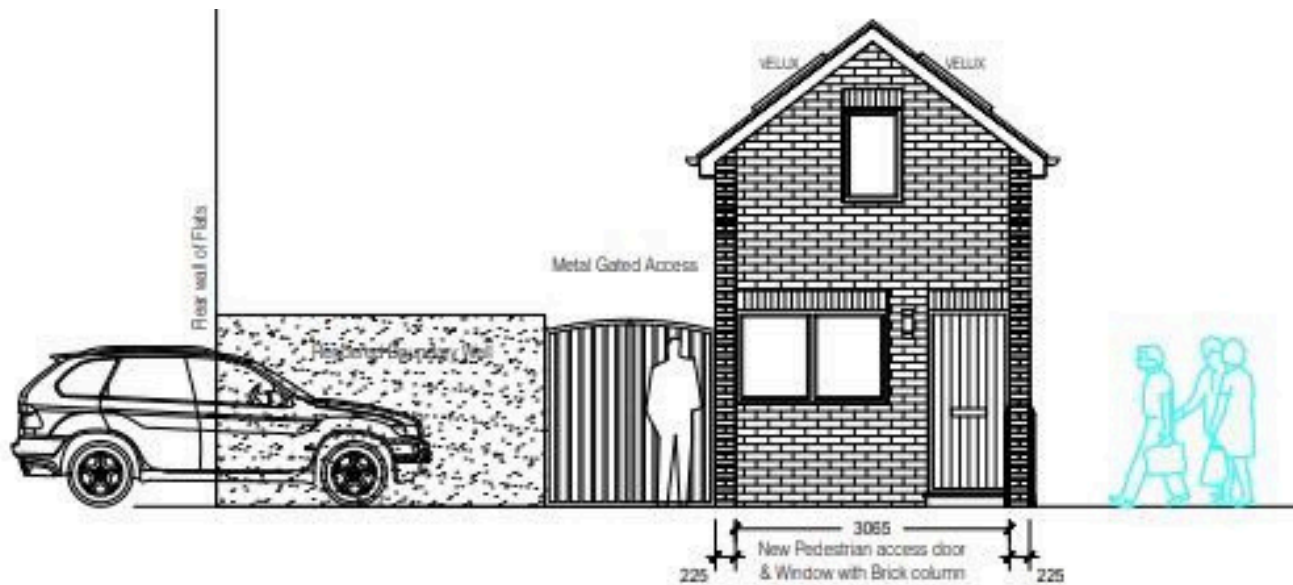
Proposed Rear Section Through

Situated near the junction of College Grove Road and Clarendon Road, within easy reach of Wakefield city centre. The location provides convenient access to a wide range of shops, restaurants, and leisure facilities. Transport links are excellent, with Wakefield Westgate and Wakefield Kirkgate railway stations offering regular services to Leeds, Sheffield, and London, making it an ideal choice for commuters. The area also boasts easy access to major road networks, including the M1 and M62 motorways, ensuring seamless connectivity to surrounding towns and cities. Additionally, the proximity to highly regarded schools, parks, and recreational spaces enhances its appeal, making this a highly desirable residential location.



Approved on 11th July 2024 to demolish the existing garage and construct a stylish two-bedroom detached dwelling. Full details can be found via the Wakefield Council Planning Portal. Application number 24/00376/FUL

We understand that mains water, electricity, gas, and drainage are accessible at the site..



Proposed Front Elevation