



PROPERTY FEATURES

- Residential Development Opportunity
- Plots available for 2, 3 and 4 properties
- Full planning permission granted
- Consent granted 20th January 2020
- Application Number 19/02059/FUL
- Within walking distance of Castleford Town Centre
- Excellent road and rail commuter links
- Convenient for local schools and colleges
- Ideal for small builder, developer or self builder
- For all enquiries contact FSL Estate Agents



01924 200101

From £80,000

PROPERTY PARTICULARS

Now available for sale are these freehold residential plots which benefit from full planning permission for the construction of high quality 3 bed townhouses. The available plots range in size from 2 to 4 properties and will appeal to a wide range of small to medium sized builders, developers, and self builders. The location offers excellent commuter links by both road and rail to the Yorkshire region and has a full range of schools, shops and leisure facilities close by. For all enquiries contact our sales team on 01924 200101.

LOCATION

The development occupies a 0.27 acre parcel of land on Back Garden Lane, once the site of a joinery workshop. The site is situated just south of Castleford Town Centre and minutes from Junction 32 of the M62 motorway.

BLOCK A

Block A with planning for 3 properties is offered for sale at £110,000. (marked in yellow on the site plan)

BLOCK B

Block B with planning for 4 properties is offered for sale at £125,000. (marked in purple on the site plan)

BLOCK C

Block C with planning for 4 properties is offered for sale at £120,000. (marked in red on the site plan)

BLOCK D

Block D with planning for 2 properties is offered for sale at £80,000. (marked in blue on the site plan)

PLANNING CONSENT

Planning consent has been granted on 20th January 2020 for the construction of 13 dwellings under application number 19/02059/FUL. The proposals detail 13 high quality 3 bed, 3 storey townhouses laid out in a block of 3 units, 2 blocks of 4 units and a pair of semi-detached properties. Each of the dwellings are designed with 3 bedrooms (2 having en-suites), living room, kitchen and bathroom, all with dedicated rear garden area and 2 off road parking spaces. Drawings and associated documents can be viewed and downloaded from the Wakefield Planning Portal or can be viewed at the FSL Estate Agents office. Please note that the planning consent imposes a Community Infrastructure Levy (CIL), details of which are to be confirmed. Liability for payment will be passed to the purchaser of the land.

TENURE

Freehold.

VIEWINGS

For further information and to arrange a viewing contact FSL Estate Agents on 01924 200101.

IMPORTANT NOTICE

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For further information and
to arrange a viewing contact
FSL Estate Agents

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