



Darrington Garden of Rest

Greenroyd Court, Darrington, Pontefract WF8 3BG

PROPERTY FEATURES

- 1.25 acre Freehold plot of land
- Planning granted in 2012 for use as a cemetery
- Space for an estimated 900 burial plots
- Excellent investment opportunity
- Earning potential in excess of £2400 per plot
- 1st phase infrastructure already in place
- Includes 18 space carpark and equipment shed
- Situated in the picturesque village of Darrington
- Easily accessible central Yorkshire location
- For all enquiries contact FSL Estate Agents



01924 200101

Guide Price £750,000



PROPERTY DETAILS

Unique opportunity to purchase a freehold plot of land, set within the picturesque and highly regarded village of Darrington, and which has full planning granted for use as a Cemetery. The 1.25 acre greenfield site is estimated to have space for a potential 900 burial plots and the initial infrastructure incorporating an 18 space carpark, first phase footpaths and perimeter fencing, entrance gate and equipment shed have all been constructed. It should be noted that a very small number of burial plots are already occupied. For all enquiries, contact FSL Estate Agents on 01924 200101.

EXCELLENT INVESTMENT RETURN

Potential earnings from plot reservations alone is anticipated to be upwards of £2400 per plot, with additional revenue income from preparation and upkeep of each plot. Prices quoted are consistent with the current Wakefield Council burial service fees effective from May 2025.

LOCATION

Darrington Garden of Rest is situated to the rear of Greenroyd Court within the village of Darrington which lies around 3 miles to the east of Pontefract. The location offers easy access from the A1 and M62 motorway networks.

TENURE

Freehold site incorporating Land Registry Title Numbers WYK469484, WYK427699 and WYK 786598.

PLANNING CONSENT

Planning was submitted under application reference 11/00131/FUL and consent was granted 25th January 2012 under reference APP/X4725/A/11/2161984. Planning consent allowed change of use from unoccupied greenbelt land to cemetery to include an 18 space carpark. It should be noted that consent includes restrictions on opening hours and height of markings / headstones. Full details of the application and associated plans and documents can be downloaded from Wakefield Council Planning Portal.

SIZE

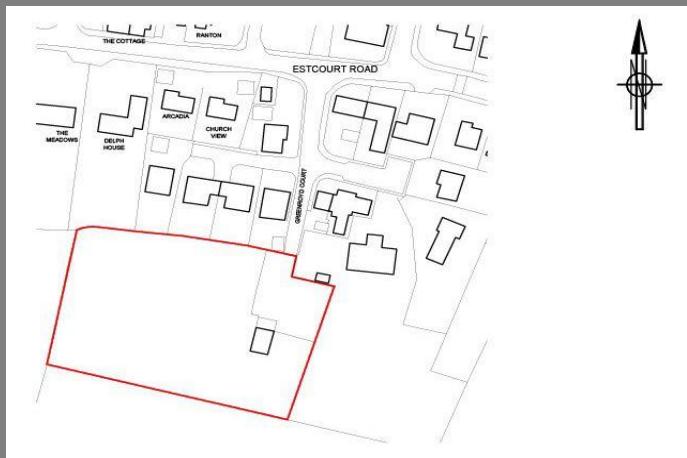
The site is estimated to be approximately 1.25 acres in size (approximately 5117 m² / 55,086 sq ft). Please note that this has been measured using Google mapping software and not physically measured on site.

VIEWINGS

To arrange a viewing or to submit an offer please contact our friendly team on 01924 200101.

IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



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

Telephone **01924 200101**



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