

# DEVELOPMENT SITE FOR SALE



Land off Pontefract Road, Featherstone, WF7 5AP



- Approx 0.5 acres
- Offers Over £250,000
- Frontage - 270 ft
- Main road position
- Level site
- All mains services available



## DESCRIPTION

This former residential site of approximately 0.5 acres is now level and ready for future development. The site is broadly rectangular and benefits from having a 270 ft frontage on to Pontefract Road.

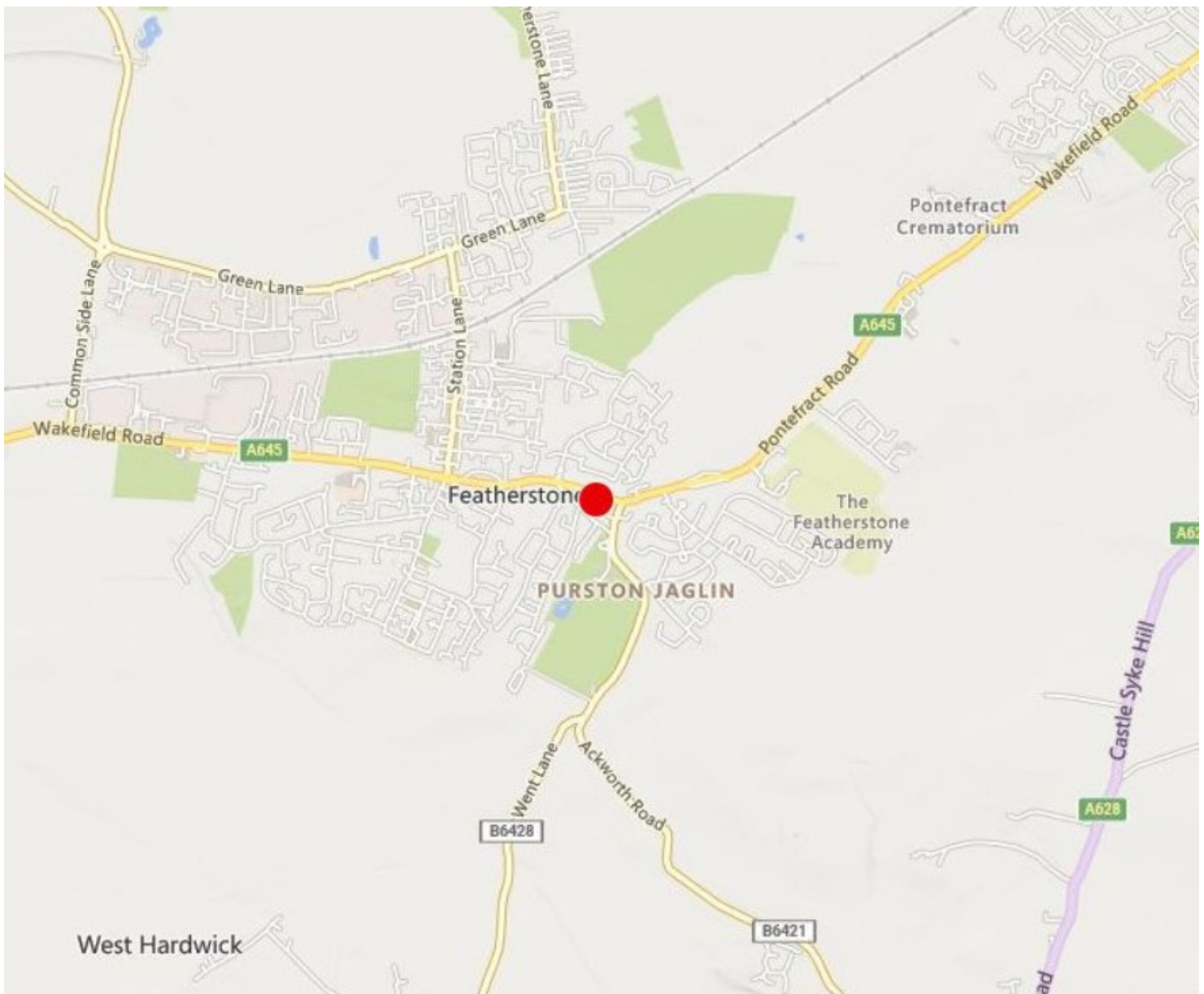
This may prove suitable for a variety of uses subject to gaining the necessary planning permission.

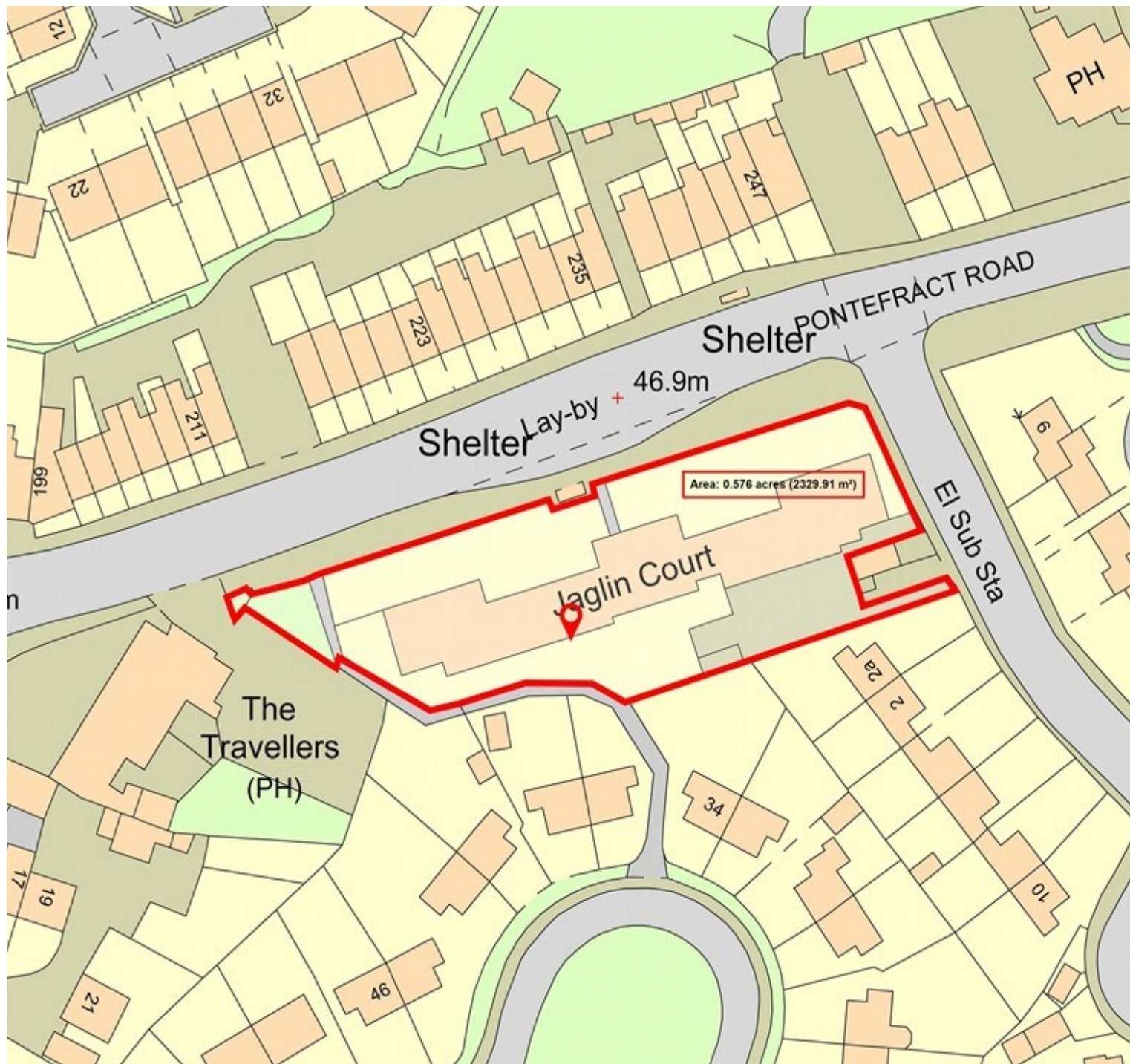
In recent times, Featherstone has benefited from substantial residential and commercial development with the influx of several major retailers including Lidl, Aldi, B&M and Greggs.

## LOCATION

The property occupies a very prominent location on Pontefract road on the fringe of Featherstone town centre yet close to neighbouring Pontefract.

Access to the site is via Little Lane.





Please note, this plan is for identification purposes only and should not be relied upon.

## SITE AREA

Approx. 0.5 acres

Frontage - 270 ft

## SUMMARY

PRICE	Offers in excess of £250,000
RATEABLE VALUE	To be assessed.
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Not applicable.

## VIEWINGS & FURTHER ENQUIRIES



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### GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created September 2025 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.