



Prime Residential Development Site
1.7 acres

Castle Grove School
Pinfold Lane
Sandal
Wakefield
WF2 7LN

Location

Sandal is one of Wakefield's premier locations within close proximity to a full range of local amenities, facilities, schools and offering commuter links to the Yorkshire region by both road and rail.

Sandal is an affluent suburb of Wakefield located approximately 2 miles south of the city centre, 8 miles north of Barnsley and 12 miles south of Leeds.

The site is situated adjacent to Castle Grove Park on Pinfold Lane, which is a tree lined street leading from Castle Road to the A61 Barnsley Road.

Sandal and Agbrigg railway station is a 5 minute walk (0.25 miles) from the site which provides access into Leeds city centre in 17 minutes, or south to Doncaster in 23 minutes.

Description

Comprising former school buildings together with hard standing, green spaces, walkways and areas previously used for open play fields. The site also incorporates park land and extends to a total area of **1.7 acres**.

The original school site for development is **1.3 acres**, additional park land to be included as POS is **0.4 acres**.

- Former primary school in prime residential location.
- Frontage to and access from Pinfold Lane.
- Fire damaged building.
- All mains services available.
- Phase II Geoenvironmental survey, available on request.
- Topographical survey, available on request.
- Flood survey, available on request and confirming no flooding issues.
- Planning approval for demolition of the former school planning ref 21/01267/ FUL. [View details](#)
- Suitable for a variety of residential development uses.







PLANNING AND DEVELOPMENT POTENTIAL

Sheppard Planning have provided a Planning Appraisal of the site.

This concludes;

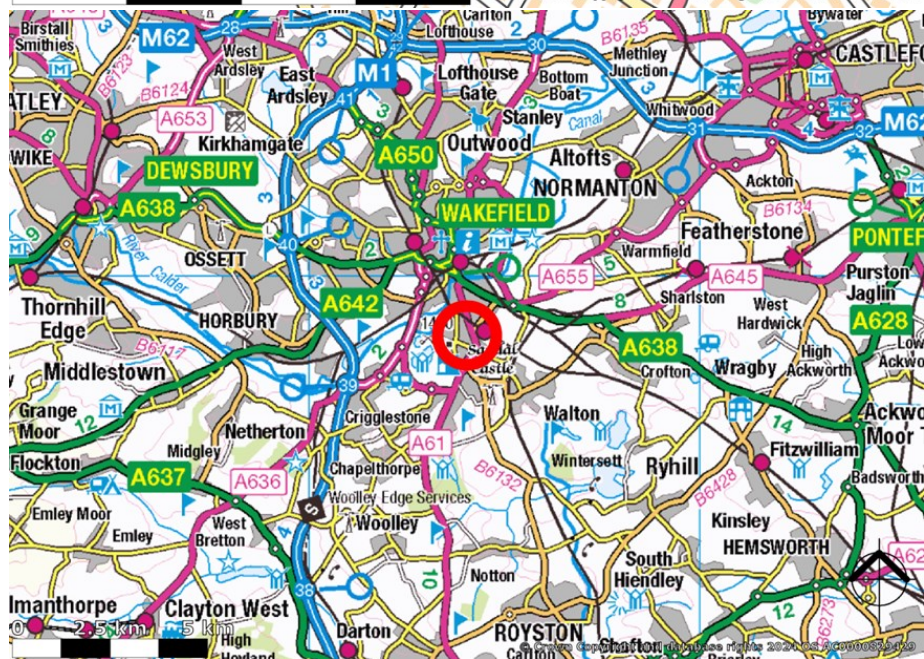
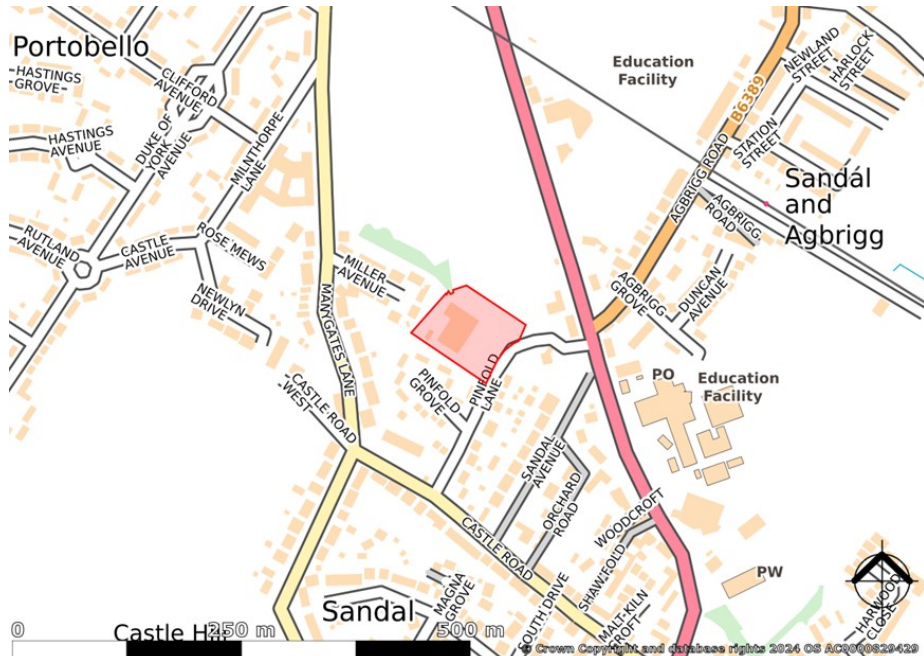
- This site is highly accessible, well located and has very few planning constraints.
- Local Policies would support a range of uses, but it is suggested that residential, or residential type, uses are likely to be the most appropriate in this location.
- Prospective purchasers should consider the need to protect the TPO's on the site frontage, ensure that suitable allowance has been made to achieve BNG objectives, provide suitable sized properties to meet NDSS and allow for a proportion of affordable housing.
- They should also consider the mitigation needed to avoid causing air quality issues and make allowance for paying for CIL and POS off site.
- Provided that the above guidance is adopted, this site has a very good chance of being able to achieve planning permission for a residential use.

The full report is available upon request.

Independent Planning consultant Matthew Sheppard

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Site Information (available on request)

- Phase II Geoenvironmental survey
- Topographical survey
- Flood survey (confirming no flooding issues)
- Site plans
- Documents associated with planning permission, reference 21/01267/FUL.
- Independent planning appraisal
- Asbestos management survey
- Utilities search report

Method of sale

Offers are invited for the freehold interest with vacant possession on a conditional or unconditional basis, no later than Friday 7th March 2025.

Viewings

Viewings via the sole agents Dove Haigh Phillips.

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

Contact & further information

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