

# FOR SALE

LAND AT JACOB'S WELL LANE,  
WAKEFIELD, WF1 3PB  
WITH DEVELOPMENT POTENTIAL (STP)



## JACOB'S WELL LANE WAKEFIELD, WF1 3PB

- **Approximately 2.19 Acres**
- **Fenced and secured**
- **With development potential (subject to planning)**

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## LOCATION

Located in Wakefield City Centre, approximately 3.4 miles south of Junction 41 of the M1. The land is situated fronting the A61 Marsh Way and with return frontage to Jacob's Well Lane.

## DESCRIPTION

A former gas works site extending to approximately 2.19 acres, the site benefits from two points of access. The site is populated by trees and shrubs currently and includes a working mobile phone mast. There is a change in levels from north to south.

## PLANNING

The Wakefield Central Area Action Plan allocates the site for residential with associated ground floor retail uses. We anticipate that other commercial uses may be considered, interested parties are advised to make their own enquiries of Wakefield Planning Department in this regard.



**Please note that the area outlined in green is not included in the sale**

## TERMS

The premises are offered freehold with vacant possession. Offers are invited on both conditional or unconditional basis.

## FURTHER INFORMATION

Further information is available upon request from the sole agents.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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Subject to Contract