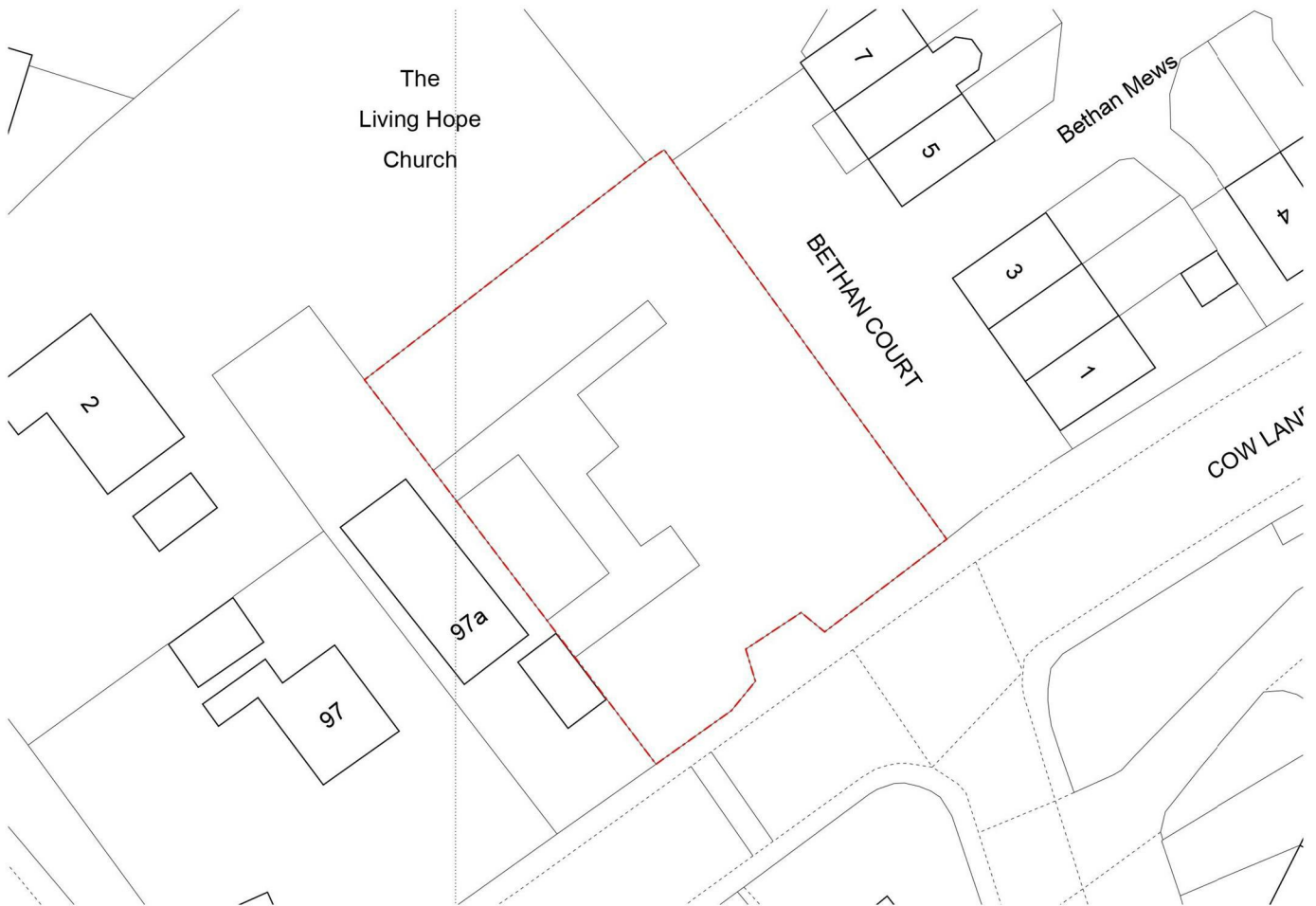




Land At 99 Cow Lane, Havercroft, Wakefield, WF4 2HQ Starting Bid £225,000

For sale by Modern Method of Auction; Starting Bid Price £225,000 plus reservation fee. Subject to an undisclosed reserve price.

A valuable residential development opportunity extending to just over a quarter of an acre, with planning permission implemented for an attractive courtyard scheme of nine dwellings, set in the heart of this popular semi-rural village.

The relatively level site has a frontage of approximately 28.5 metres to Cow Lane and a depth of approximately 37 metres, providing an overall plot extending to just over a quarter of an acre.

A Certificate of Lawfulness for the development was issued on 23rd July 2025, under reference 25/00262/CPE, confirming that the planning permission has been lawfully implemented. Full details of the application are available through Wakefield Council's planning portal and show a thoughtfully designed scheme comprising a courtyard of nine two-bedroom townhouses, arranged around a private parking area.

Havercroft is a popular semi-rural village with a strong sense of community, well regarded schools and attractive surrounding countryside. The village also benefits from a range of local shops and good transport links, while a broader selection of amenities can be found in nearby Wakefield and Pontefract.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

