

SCALE 1:50



PROPOSED FRONT ELEVATION

0 Bed

Land - Residential

Department

located in

Pontefract

Guide Price £100,000



**LOGIC**  
REAL ESTATE

Charleville  
South Elmsall  
Pontefract  
WF9 2PB

Nestled in the charming area of Land Charleville, South Elmsall, Pontefract, this residential land presents a remarkable opportunity for prospective buyers. Spanning a generous plot, the land has previously been granted planning permission for the construction of two detached three-bedroom bungalows, making it an ideal investment for those looking to develop in a desirable location.

The site benefits from its tranquil surroundings while being conveniently situated near local amenities, schools, and transport links, ensuring that residents can enjoy both peace and accessibility. The potential for creating modern, spacious homes in this area is significant, appealing to families and individuals alike.

The groundwork for your development project is laid, allowing you to focus on bringing your vision to life. Whether you are a seasoned developer or a first-time buyer looking to embark on a new venture, this land offers a unique chance to create beautiful homes in a welcoming community.

Do not miss the opportunity to secure this prime piece of residential land in South Elmsall, where you can contribute to the local landscape and create lasting value.

Residential land for sale please contact Logic Real Estate





CONTACT

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
T: 01977 700595

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

