



6 Bed  
Commercial  
located in  
Pontefract

£1,000,000



Wakefield Road  
Pontefract  
WF8 4HA

**\*\*NEW\*\*LOGIC EXCLUSIVE\*\*PRIVATE GATED DRIVEWAY\*\*LARGE GARDENS\*\***

Lead In

**\*\*PRIME DETACHED RESIDENCE WITH DEVELOPMENT POTENTIAL, APPROVED SPA PLANNING SET WITHIN 1.7 ACRES OF LAND WITH A TOTAL OF 193.51 SQM ADDITIONAL FLOOR AREA TOWN CENTRE LOCATION\*\***

A Rare Residential, Commercial or Lifestyle Opportunity

South Lawn presents an increasingly rare opportunity to acquire a substantial detached property set within an impressive south-facing plot, with existing residential appeal and significant scope for further development or alternative use.

Occupying a highly accessible yet private position on the outskirts of the town centre, this unique site offers the ideal combination of space, visibility, convenience and future potential, making it suitable for a range of buyers including developers, investors, business owners, hospitality purchasers and those seeking a high-value lifestyle project.

Currently arranged as a large five/six-bedroom detached residence, the property itself is beautifully presented and finished to a high standard throughout, meaning it is immediately suitable as a substantial family home, executive residence or high-end accommodation offering. However, the true appeal of South Lawn lies not only in what it is now — but in what it could become.

Set within generous south-facing grounds, the property benefits from a private driveway approach, mature garden surroundings and a plot that offers genuine flexibility and long-term value. The scale and layout of the site provide an excellent platform for buyers looking to maximise both residential and commercial potential.

Of particular note, the current owners have already undertaken

significant work toward the creation of an architect-designed spa development, with planning permission approved and building works already commenced. This gives incoming purchasers a substantial head start on what could become a highly attractive wellness, leisure or boutique hospitality venture, especially given the strategic positioning of the site and the presence of a complementary hotel directly adjacent.

This aspect alone creates a compelling proposition for investors or operators looking to capitalise on the continued demand for wellness, retreat and lifestyle-led business concepts. With much of the initial planning and preparation already in place, the property offers a rare chance to step into an evolving project with meaningful groundwork already completed.

In addition to the approved scheme, the site may also lend itself to further ideas or alternative uses, subject to any necessary permissions. Whether a buyer is looking to continue the existing vision, adapt the property to suit a different commercial model, or simply acquire a standout home with land and future upside, South Lawn offers flexibility that is rarely found in such a well-connected location.

The position is another major advantage, with the property sitting within easy reach of the town centre, shops, schools, bars, restaurants, commuter routes and nearby train stations, ensuring both residential desirability and practical accessibility for any future business or hospitality use.

Offered to the market with no onward chain, South Lawn is a genuine opportunity purchase — one that combines immediate use, planning advantage, plot value and future scope in a way that is seldom available.

A versatile site with real potential.

Enquiries and viewings are strongly encouraged to fully appreciate the scale of the opportunity available.





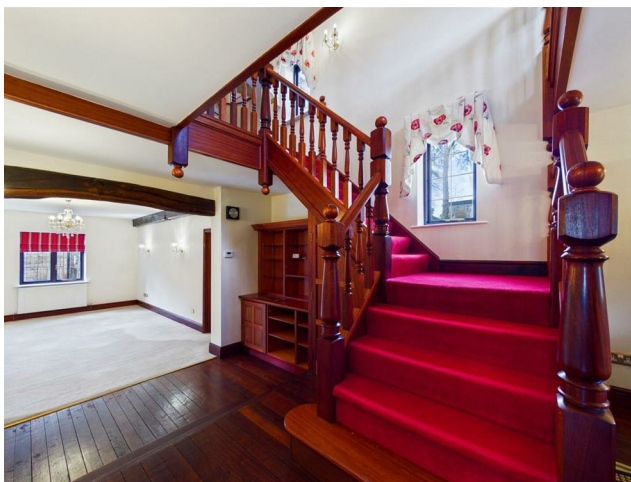
#### External

This commercial opportunity is approached via a private sweeping driveway, leading through the front lawn and arriving at the rear of the property. The site offers exceptional scope for extensive parking and substantial outdoor space, making it highly adaptable for a wide range of commercial or leisure-based uses.

With existing plans already drawn, the frontage remains prominent and accessible, offering further versatility for future development or business use, subject to the necessary consents.

Perfectly positioned close to the town centre and immediately adjacent to the well-regarded Kings Croft Hotel, this location is particularly appealing. The hotel is renowned for hosting a variety of events including weddings, funerals, live music, and private functions, which could make this site an excellent complementary business opportunity. For example, a spa, wellness retreat, beauty destination, or hospitality-led venture could sit naturally alongside the neighbouring venue.

Overall, the potential here is significant, with flexibility for an ambitious purchaser to create something truly special.



Should the commercial element or wider development potential be of particular interest, the current owner may also be open to discussing a full development sale or potential joint venture opportunity. Further details are available upon request.

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