

BROOK CRESCENT

SANDAL | WAKEFIELD

53.665
-1.4859



A PORTFOLIO OF SIX TOWNHOUSES
AND 23 APARTMENTS

We are proud to introduce a portfolio of six townhouses, set within an attractive crescent in Sandal, a small suburb located less than 2km to the southeast of Wakefield city centre. With them, also available to buyers, are 23 modern apartments located within an adjacent building.

The six townhouses on Brook Crescent are set on three storeys; each boasting three residential floors. Most come with integral garages.

The 23 apartments are situated in Brook Lodge, which is located immediately across the road. They are available with one dedicated parking space each.



AT A GLANCE

- 6 townhouse properties, all with 4 bedrooms
- 23 one- and two-bedroom apartments
- Strong local demand for long-term tenancies
- A record of robust capital growth and rising rental incomes
- Prices range between £125k - £350k
- All investor deposits fully protected



The apartments are all undergoing extensive refurbishment and decorative works. They will be fitted with new kitchens, bathrooms and ensuites, together with new floor coverings. For investors who seek off-plan prices and a proven record of rental demand, they make for a very exciting opportunity.

BROOK CRESCENT

Brook Crescent is an attractive development, comprising nine townhouses set in an elegantly curving terrace. Six of those units are now being offered to investors with individual freehold titles.

With its slated roof and walls of brick and stone, Brook Crescent is sympathetic to the local built environment. That includes the nearby church, a function room, and many traditional homes that flank Barnsley Road (A61), which runs northwest towards Wakefield city centre.



BROOK LODGE

Opposite the townhouses stands Brook Lodge, a matching three-storey development of a similar architectural style, with walls of brick and honey-coloured stone.

A number of the self-contained apartments have views out over the adjoining bowling green or the lawns of the property's immediate neighbour, Sandal Methodist Church.



LOCATION

Brook Crescent is a short, quiet cul-de-sac that sees no through-traffic. With the church grounds close by, together with the bowling green and surrounding properties' gardens, it makes for a peaceful, leafy retreat.

However, this seclusion belies its suburban convenience; in reality, the city centre is just 1.6km away, and many of Wakefield's top attractions are significantly closer still.



Sandal is undoubtedly one of the most attractive and sought-after districts of Wakefield. Indeed, many regard it as the city's prime location for those who want to set down roots.



An abundance of trees along many of the roads gives the suburb a rural feel, despite its proximity to the city centre and all its many amenities. So too does easy access to the open countryside to its east, south and west. Here, residents can enjoy a host of outdoor and family pursuits at popular venues such as Walton Country Park, Pugneys Country Park and Sandal Castle.



The local community is an important attraction for newcomers. It is active and welcoming, offering plenty of groups, events and activities to suit people of all ages.

With its village atmosphere but ample scope to travel further afield, Sandal has a 'best of both worlds' appeal, which makes it a great base for workers, families and recent retirees alike.



LOCAL ATTRACTIONS AND AMENITIES

LOCAL ATTRACTIONS

Wakefield Trinity RLFC	570m
Sandal Castle (12th century motte & bailey)	950m
Wakefield Athletic FC	1.0km
Thornes Park & Gardens	1.4km
Pirates Cove Playground	1.7km
Henry Daley Memorial Garden	1.8km
Pugneys Country Park	1.9km
Walton Country Park	2.2km
Walton Colliery Nature Park	2.7km
Yorkshire Scaregrounds	2.7km
Newmillerdam Lake	3.3km

LOCAL AMENITIES

Sandal Library	115m
Tesco Express supermarket	130m
Castle Grove Park	240m
Sandal Cricket Club	450m
BKCAT Cycle Circuit	660m
Sandal Lawn Tennis Club	1.2km
Wakefield Golf Club	2.1km

Note: Measurements are approximate straight-line distances from the middle of Brook Crescent.



For long-staying tenants, the area's appeal is buoyed by the proximity of numerous reputable educational establishments. For those with pre-school and school-age children, there are several well-reviewed options within easy commuting range.



SCHOOLS AND COLLEGES

Castle Nursery School	100m
The Castle Day Care Centre	110m
Wakefield Grammar Pre-Preparatory School	2.7km
Sandal Magna Community Academy Primary School	200m
Methodist Junior & Infants School	950m
Sandal Castle (VA) Community Primary School	1.1km
St Mary's C of E (VA) Primary School	1.5km
St Thomas à Becket Catholic Secondary School	620m
Outwoods Academy City Fields	2.5km
Queen Elizabeth Grammar School	2.6km
Wakefield Girls High School	2.7km
Askham Bryan College	2.1km
Wakefield College Horticultural Centre	2.1km
CAPA College (art school)	2.2km
University Centre at the Heart of Yorkshire (Wakefield Campus)	2.4km
Wakefield College	2.5km

Note: Measurements are approximate straight-line distances from the middle of Brook Crescent.

WAKEFIELD AND THE WIDER AREA

By car or public transport, the journey to Wakefield takes only minutes, so the city's numerous attractions and facilities are within very easy reach. Moreover, much of West Yorkshire's most impressive countryside is easily accessible from Sandal.



CITY CENTRE ATTRACTIONS

The Hepworth Gallery	1.1km	The Art Exchange (art centre)	2.0km
The Ridings Shopping Centre	1.1km	Trinity Walk Shopping Centre	2.1km
Reel Cinema	1.8km	The Art House (art gallery)	2.1km
Venue23 (live music venue)	1.9km	Wakefield One (library)	2.2km
Westgate Retail Park	2.0km	Wakefield Museum	2.3km
Theatre Royal Wakefield	2.0km	Lightwaves Leisure Centre	2.4km
Wakefield Cathedral	2.0km	The Gallery @ Meadowcroft	2.5km

LARGER LOCAL EMPLOYERS

Wakefield Town Hall	2.2km
Local Government Yorkshire & Humber	2.2km
Wakefield County Hall	2.3km
West Yorkshire Police Headquarters	2.4km
Wakefield College	2.5km
Pinderfields NHS Hospital	3.0km
Newton Lodge Fieldhead Hospital	3.6km

OUTDOOR SPACES & ATTRACTIONS

Southern Washlands Nature Reserve	3.1km
Anglers Country Park	4.8km
Bretton Country Park	8.0km
Yorkshire Sculpture Park	8.6km

Note: Measurements are approximate straight-line distances from the middle of Brook Crescent.

There is no doubting the desirability of Sandal and its surrounds, nor the convenience of its location with respect to both urban and rural attractions. However, the investment appeal of the properties at Brook

Crescent goes far beyond mere lifestyle factors. In commercial terms, they represent a sound proposition with potential to deliver very considerable rewards



Looking in more detail at those figures, planners have highlighted a particular shortage of good, safe, energy efficient properties in the private rental sector. Estimates suggest that over 26,000 Wakefield residents are experiencing fuel poverty, which is typically the result of living in old, poorly insulated homes. New-build projects will help to boost supply of better homes in the house-buying sector but there will remain a marked under-supply of lettable properties that meet the Decent Homes standard.

In short, any good quality rental properties that enter the market should attract especially high demand.



HOUSING SUPPLY

In Wakefield and the surrounding area, the fundamental market forces of supply and demand are exerting sustained upward pressure on asking rents and capital values.

Good rental properties are in short supply in Sandal and neighbouring districts. The local housing plan, adopted in January 2024, notes that the city needs “to have a robust housing offer that promotes regeneration and economic growth.” It sets out a requirement for more and better homes to meet the needs of a growing population. Some progress has been made towards achieving this but there remains a considerable gulf between supply and demand.

Proportion of properties built before 1964	52% ¹
Projected growth in working population by 2035	+8% ²
Projected growth in population aged 80+ by 2032	+40% ¹
Projected population growth (all ages) by 2042	+21.4% ³
Annual average housing need identified in local plan	+1,400 ¹
Housebuilding target to 2036	+26,600 ¹
Identified shortfall in housing supply, as per local plan	-1,006 ¹
Households on housing waiting list	25,703 ³

Sources:
 1. Wakefield Local Housing Plan
 2. Wakefield Council Economic Wellbeing Strategy 2024-2029
 3. West Yorkshire Housing Strategy to 2042

Data from ONS show that between the Censuses of 2011 and 2021, Wakefield's population grew by more than 10,000: from 99,251 to 109,766. That put pressure on a housing market that was already

struggling to meet demand but, with the city looking forward to an extended period of economic growth, that imbalance is only likely to increase.



As a result of limited supply, growing demand and other significant forces, investors with property in Wakefield have witnessed a marked improvement in returns.

PROPERTY MARKET DATA

Average house price (Wakefield)	£197,000 ¹
Average annual price growth (Wakefield)	+3.7% ¹
Average annual price growth (Yorks & Humber)	+3.1% ¹
Average annual price growth (UK)	+2.6% ¹
Average annual rental growth (Wakefield)	+4.3% ¹
Average annual rental growth (Yorks & Humber)	+4.1% ¹
Average gross yields (Yorks & Humber)	7.1% ²
CPI inflation	3.4% ³

Sources:
 1. ONS, January 2026 (data: 12 months to October 2025)
 2. Rightmove Rental Trends Tracker, Q4 2025
 3. ONS Inflation and Price Indices, January 2026



Wakefield's economic performance is often overshadowed by its larger neighbour, Leeds, but the city's fortunes have been improving steadily and should not be overlooked.



Low carbon industries have been an especially important driver of growth. Wakefield First reports that they added £1.1 billion to the economy in a single year. It adds that across the wider region, "the Green Technologies and Services (GTS) sector, is valued at £8.1 billion and is expected to grow to £11.1 billion by the end of 2026; a +37% rise."

OTHER MAJOR GROWTH SECTORS INCLUDE:

- Construction
- Creative & digital industries
- Health & social care
- Professional & technical services
- Wholesale & retail trades



GROWTH FORECASTS

According to the most recent Economic Growth Forecast from EY, Wakefield will have the joint second-fastest economic growth rate across the Yorkshire & Humber region. Second only to Leeds, it is expected to produce an extra +1.5% of growth every year until 2028. Like other sources, EY expects local employment rates to rise by +0.5% year-on-year, in line with the regional average.

This is notable because Wakefield already has a relatively high rate of employment. The latest ONS data suggests that the local unemployment rate stands at around 3.9%. This compares favourably with a national average of around 5.1%. For investors, this is

significant; it suggests that at least a portion of the new jobs created may have to be taken up by newcomers to the city. That means, of course, more city residents and even greater competition for quality housing.

FIGURES AT A GLANCE

City economy	£8 billion
West Yorkshire economy	£74 billion
Projected annual economic growth by 2034 GVA	+£26 billion
Unemployment rate (city)	3.9%
Unemployment rate (UK)	5.1%
Projected annual employment growth	+0.5%



Sandal is well connected to the national road and rail networks, so it makes an attractive and convenient location for those with jobs in the city or in the surrounding area.



PRIVATE VEHICLES

Five of the six properties in Brook Crescent come with ground-floor garages for one vehicle. Other residents can use the reserved parking zones within the cul-de-sac, or any of the numerous free spaces that can be found on both sides of Barnsley Road.

Barnsley Road itself (A61) is immediately accessible. Its junction with Brook Crescent lies just 55m from the nearest of the apartments. From here, motorists can head north and reach the city centre within 6 minutes under typical traffic conditions.

Doncaster Road (A638) is also easily reached – just 4 minutes distant by car – and from here, many of the region’s key attractions are within comfortable driving distance. This arterial road runs southeast towards Doncaster, but it also runs northwest to connect with other major highways and the M1 motorway, at junctions 39, 40 and 41.

BUSES

Local buses run along Barnsley Road into the city centre. The nearest northbound stop is Sandal Church, 140m to the southwest. Services are frequent, typically running at intervals of between 3 and 10 minutes. Southbound services are equally frequent, going to destinations including Barnsley Interchange, Newstead, Hall Green and the Yorkshire Sculpture Park.



RAIL

The nearest railway station is Sandal & Agbrigg, which requires a walk of around 10 minutes, or a 2-minute drive. It is served by Northern, which operates services to destinations including Doncaster, Leeds and Sheffield. These routes include convenient local stops including Wakefield Westgate.

DISTANCES TO MAJOR LOCATIONS

Barnsley	13km	Doncaster	29km
Leeds	16km	Sheffield	32km
Huddersfield	19km	York	43km
Bradford	23km	Manchester	54km

Note: Measurements are approximate straight-line distances from the middle of Brook Crescent.



Originally built in 2008, the properties are of different sizes and layouts. The houses are modern, spacious and well-appointed.

The open plan apartments are of the same age and are similarly energy-efficient. They are being thoroughly refurbished and upgraded to ensure that they meet the needs of demanding modern tenants.



TYPICAL SPECIFICATIONS

The townhouses are stylish, fully finished, and equipped with high-quality fittings and fixtures. The apartments are undergoing thorough floor-to-ceiling refurbishments, which include refitting the kitchens and bathrooms,

comprehensive decorative works and new floor coverings in appropriate areas. Please note that the exact specifications may vary from property to property, but the following will be typical of most apartments.

GENERAL

- Newly refurbished to the highest standards
- Smooth plastered walls and ceilings
- Painted in light, neutral shades

ENERGY EFFICIENCY

- New gas and electrical certificates issued
- New EPC certificates issued
- EPC ratings: all band C or above

FLOOR COVERINGS

- New carpets for all apartments
- Quality tiling to bathroom floors

KITCHEN

- High quality fitted kitchen
- Base units and eye-level storage
- Laminate work surface
- Fan-assisted single oven
- Integrated fridge and freezer
- Washing machine

BATHROOM

- Tiled floors and walls
- WC with dual flush
- Free standing hand basin
- Enclosed glass shower cubicle or shower-over-bath, dependent on layout
- Forced extraction

THE PROPERTIES

As relatively recent developments, both buildings already feature good levels of insulation and energy efficient glazing, so tenants will not face excessive energy bills.

Internally, light, natural colours will be used on walls, doors and ceilings. Overall, the refurbishment scheme will produce units with a clean, bright and airy atmosphere, and new fittings to suit the demands of discerning residents.

The works include extensive redecoration together with the installation of:

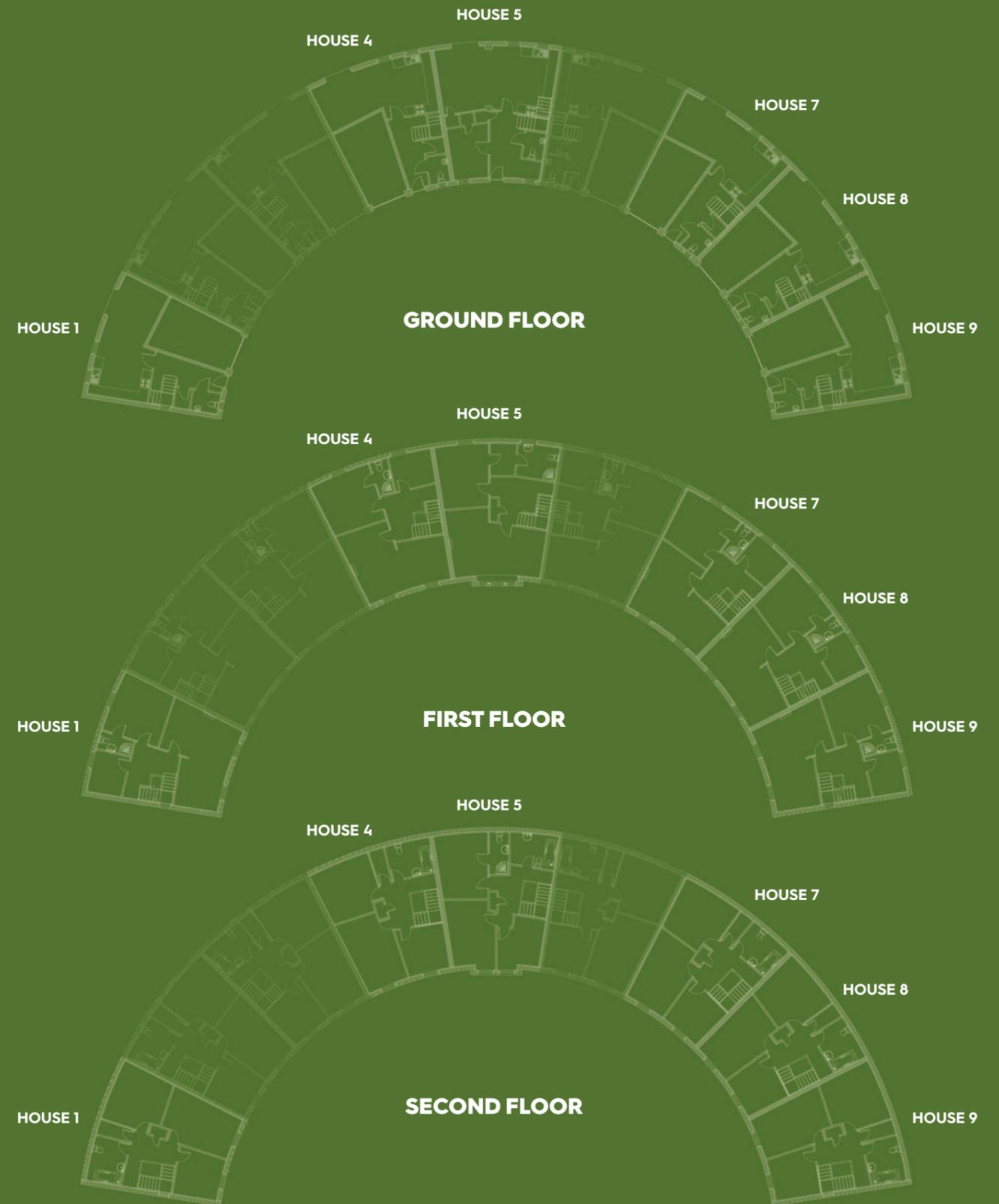
- New, stylish kitchens
- New, energy efficient appliances
- New bathrooms and associated fittings
- New carpets and flooring



BROOK CRESCENT

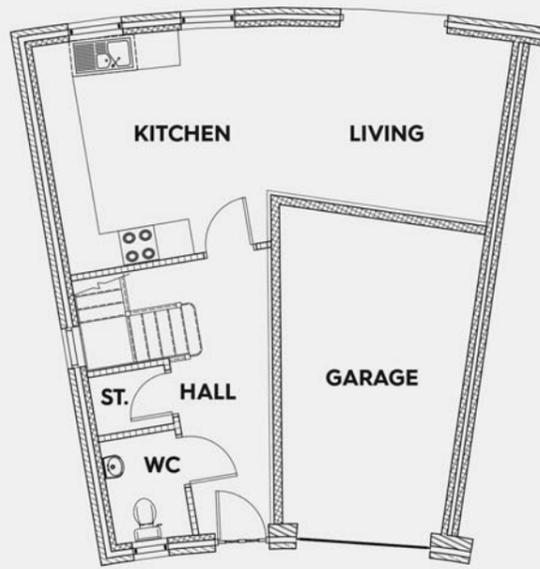
Brook Crescent comprises nine three-storey townhouses set in a wide arc. Six of these units are for sale, all with individual freehold titles.

Each boasts four bedrooms and – with the exception of unit 5 – an integral garage on the ground floor.

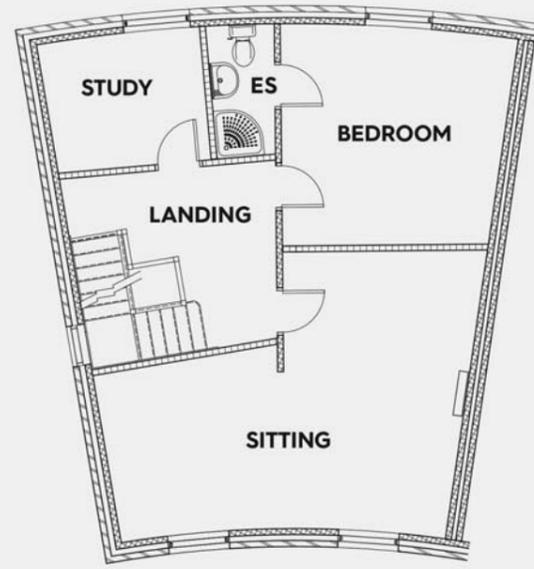


AVAILABLE PROPERTIES

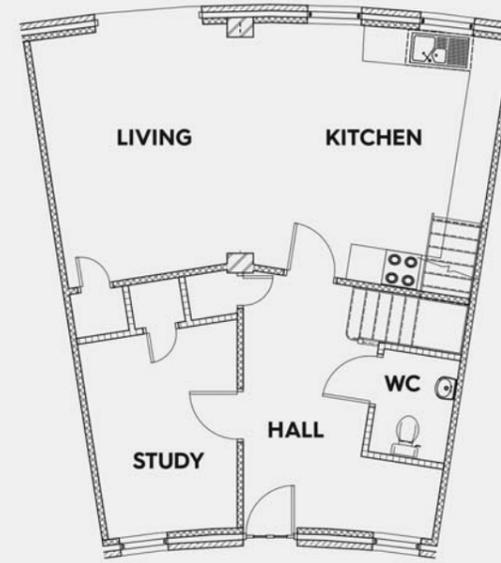
HOUSE 1 | HOUSE 4 | HOUSE 5 | HOUSE 7 | HOUSE 8 | HOUSE 9



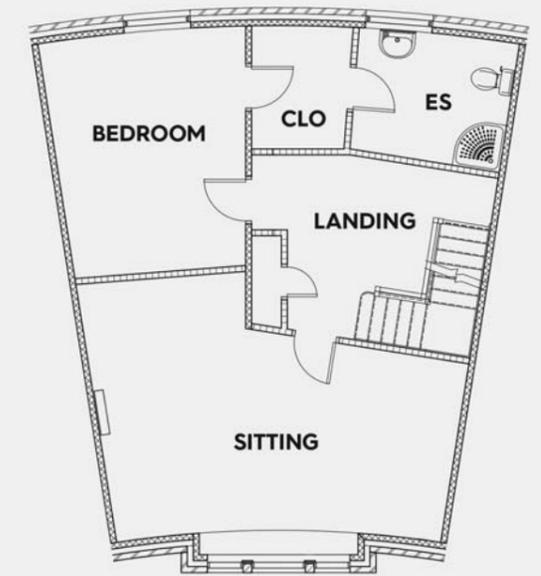
GROUND FLOOR



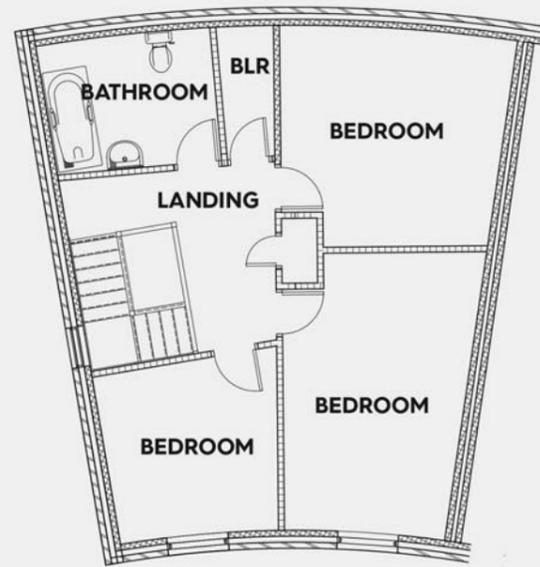
FIRST FLOOR



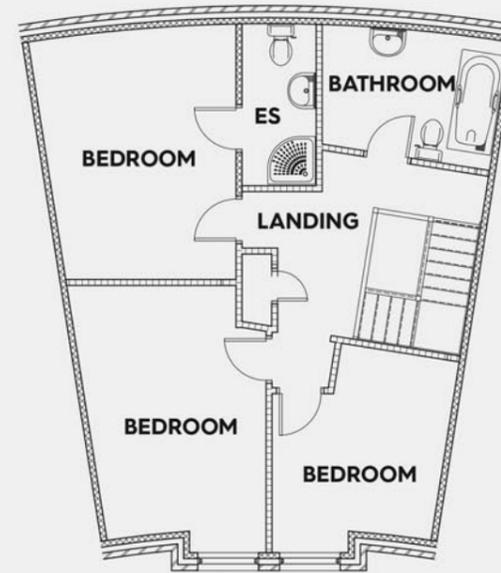
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR

HOUSES 1, 4, 7, 8 & 9

With the exception of townhouse number 5, each house has a similar layout, with particulars as follows:

Floor area:	148.6 m ² / 1,600 square ft
Bedrooms:	4
Bathrooms:	2
Other:	2 living rooms, kitchen, study
Parking:	Integral garage

HOUSE 5

House 5 forms the central unit of the terrace. It has no garage but comes with a dedicated parking space outside. With a floor area of 172m² / 1,850 square feet, it is noticeably larger than the other townhouses but, otherwise, its specifications are the same.

Floor area:	172 m ² / 1,850 square ft
Bedrooms:	4
Bathrooms:	2
Other:	2 living rooms, kitchen, study
Parking:	1 dedicated space outside

BROOK LODGE

Developed at the same time as Brook Crescent, Brook Lodge is sensitively designed and built in materials that match the character of the area. The apartments are set on three-storeys and are undergoing a thorough refurbishment. They each

have open plan living spaces that comprise a living room, dining room and kitchen, and they have one dedicated parking space per property. They are sold with 999 leasehold titles, which started on 1st January 2007.



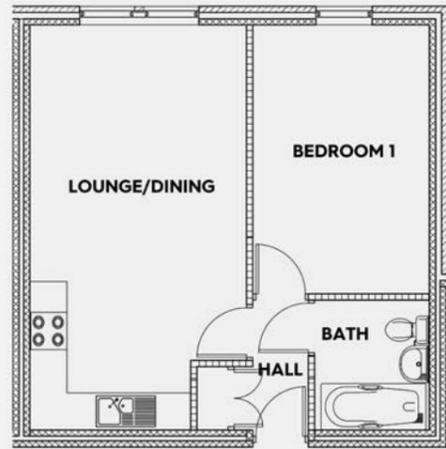
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



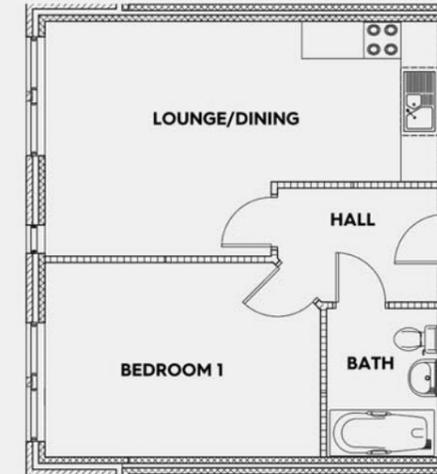
APARTMENT 11

Floor area:	42.3 m ² / 455 square ft
Bedrooms:	1
Bathrooms:	1



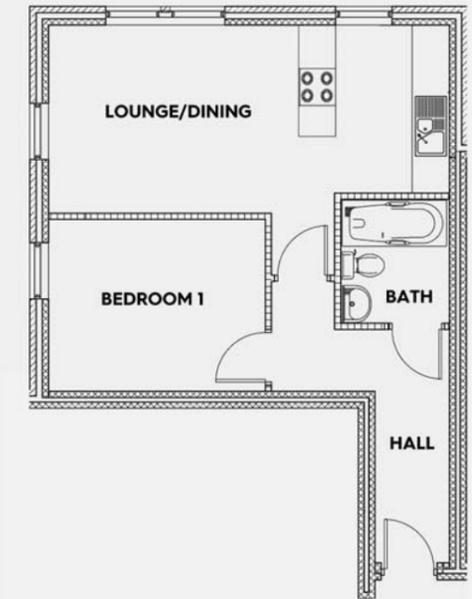
APARTMENT 12

Floor area:	64.3 m ² / 692 square ft
Bedrooms:	2
Bathrooms:	2



APARTMENT 17

Floor area:	44.5 m ² / 480 square ft
Bedrooms:	1
Bathrooms:	1



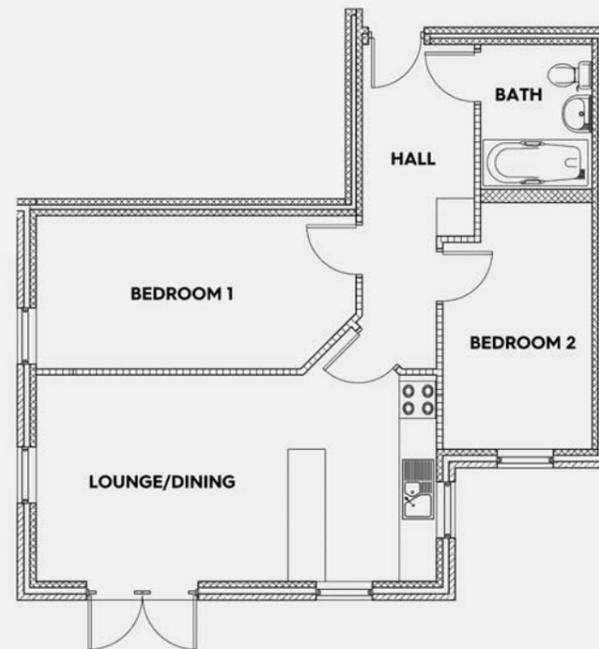
APARTMENT 18

Floor area:	41.6 m ² / 448 square ft
Bedrooms:	1
Bathrooms:	1



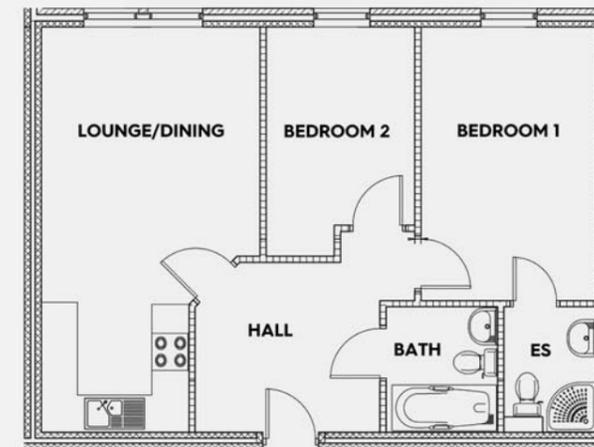
APARTMENT 14

Floor area:	42.1 m ² / 454 square ft
Bedrooms:	1
Bathrooms:	1



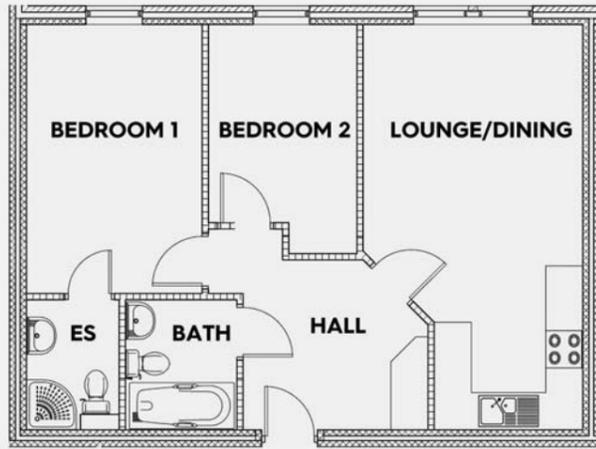
APARTMENT 16

Floor area:	58.5 m ² / 630 square ft
Bedrooms:	2
Bathrooms:	1



APARTMENT 19

Floor area:	57.7 m ² / 622 square ft
Bedrooms:	2
Bathrooms:	2



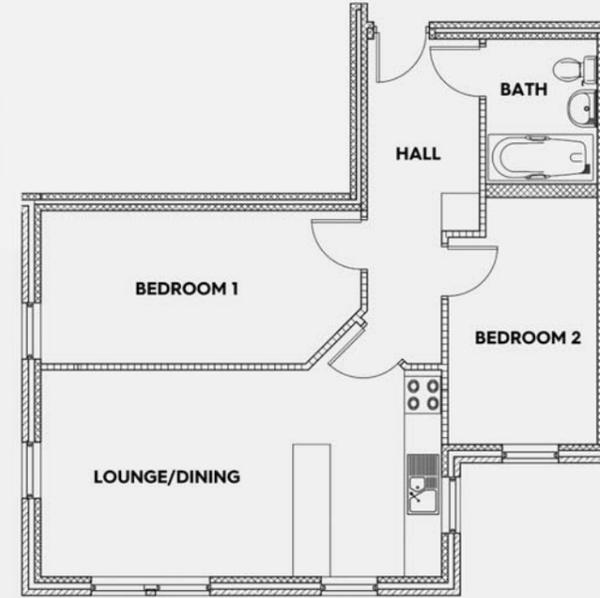
APARTMENT 20

Floor area:	57.7 m ² / 622 square ft
Bedrooms:	2
Bathrooms:	2



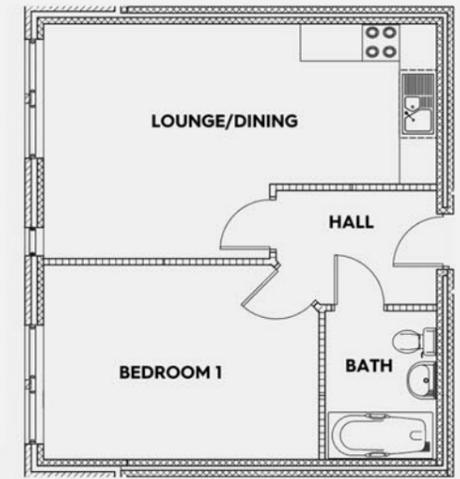
APARTMENT 21

Floor area:	42.3 m ² / 455 square ft
Bedrooms:	1
Bathrooms:	1



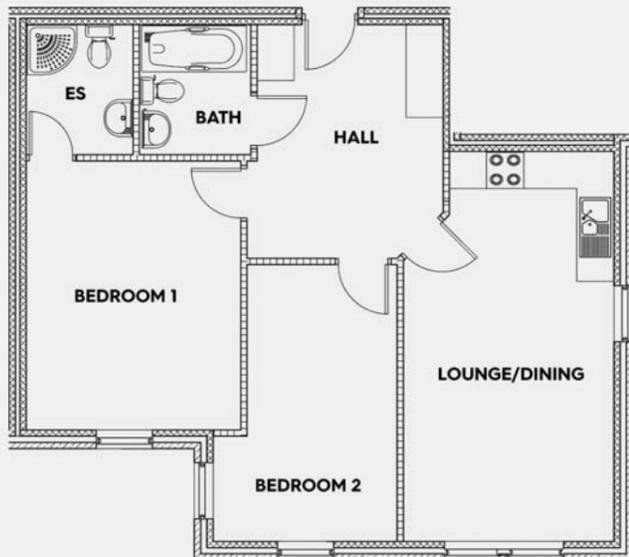
APARTMENT 25

Floor area:	58.5 m ² / 630 square ft
Bedrooms:	2
Bathrooms:	1



APARTMENT 26

Floor area:	44.5 m ² / 480 square ft
Bedrooms:	1
Bathrooms:	1



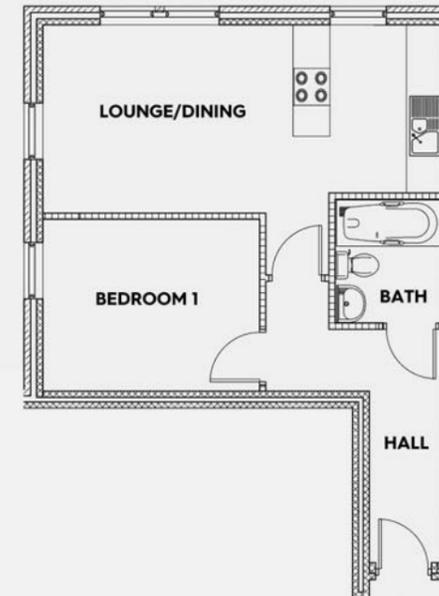
APARTMENT 22

Floor area:	64.2 m ² / 692 square ft
Bedrooms:	2
Bathrooms:	2



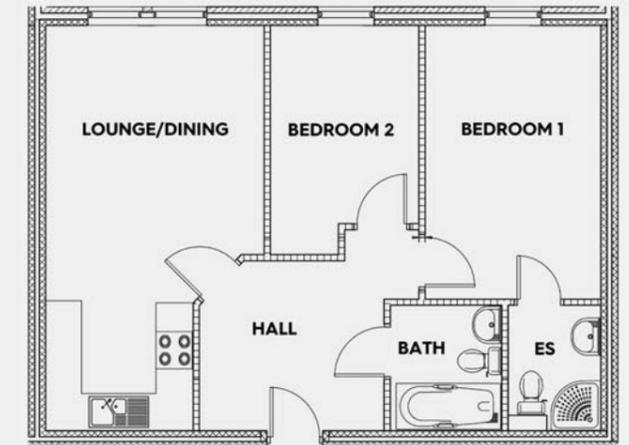
APARTMENT 23

Floor area:	42.1 m ² / 454 square ft
Bedrooms:	1
Bathrooms:	1



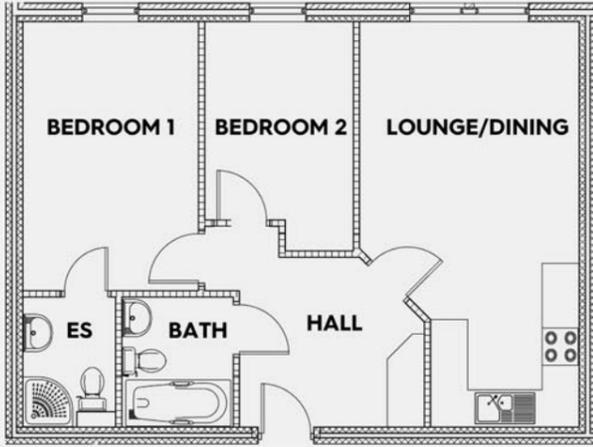
APARTMENT 27

Floor area:	41.6 m ² / 448 square ft
Bedrooms:	1
Bathrooms:	1



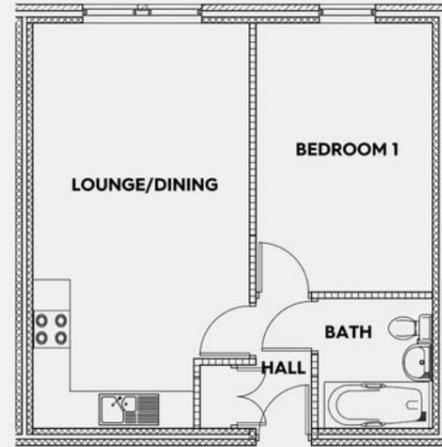
APARTMENT 28

Floor area:	57.7 m ² / 622 square ft
Bedrooms:	2
Bathrooms:	2



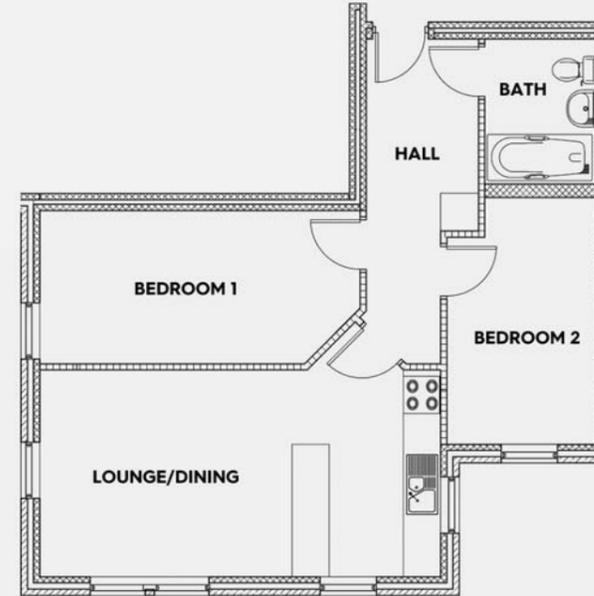
APARTMENT 29

Floor area:	57.7 m ² / 622 square ft
Bedrooms:	2
Bathrooms:	2



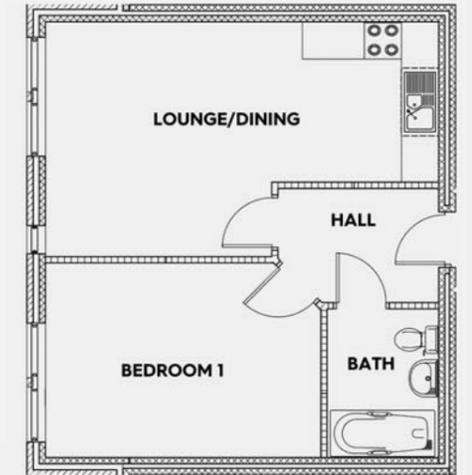
APARTMENT 30

Floor area:	42.2 m ² / 455 square ft
Bedrooms:	1
Bathrooms:	1



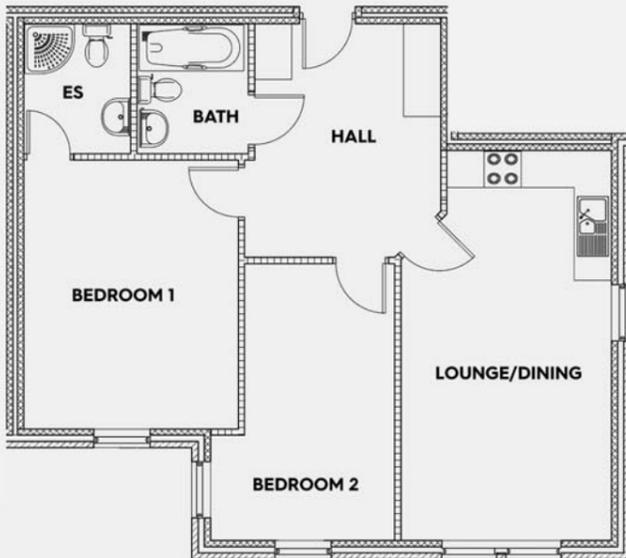
APARTMENT 34

Floor area:	58.5 m ² / 630 square ft
Bedrooms:	2
Bathrooms:	1



APARTMENT 35

Floor area:	44.5 m ² / 480 square ft
Bedrooms:	1
Bathrooms:	1



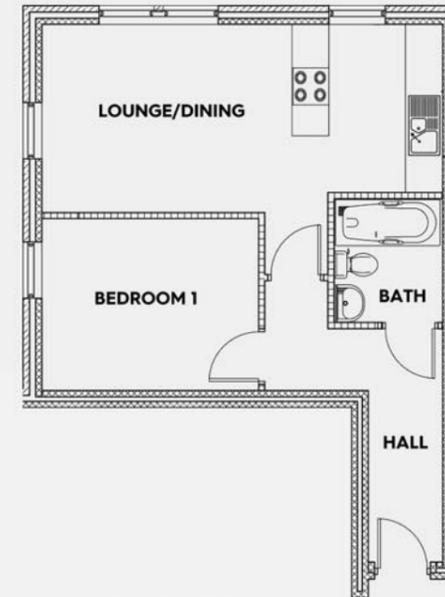
APARTMENT 31

Floor area:	64.2 m ² / 692 square ft
Bedrooms:	2
Bathrooms:	2



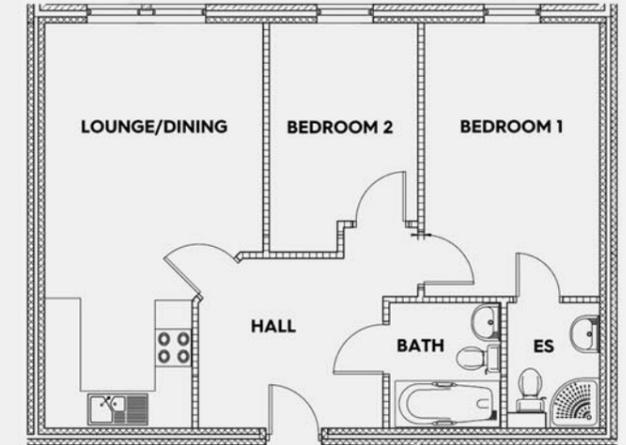
APARTMENT 32

Floor area:	42.1 m ² / 454 square ft
Bedrooms:	1
Bathrooms:	1



APARTMENT 36

Floor area:	41.6 m ² / 448 square ft
Bedrooms:	1
Bathrooms:	1



APARTMENT 37

Floor area:	57.7 m ² / 622 square ft
Bedrooms:	2
Bathrooms:	2

SUMMARY

These 29 properties on Brook Crescent offer a choice of layouts and price points for investors, but they all hold a strong appeal to prospective residents, and considerable potential to yield impressive returns.

Prices range between £125,000 and £350,000 according to the size and specification of the individual properties.

In order to offer investors complete security and peace of mind, all deposits are lodged and retained in escrow by solicitors. No funds are released to the developer before completion.



FACTS AT A GLANCE

6 four-bedroom units available in Brook Crescent (freehold)

23 units available in Brook Lodge – a choice of one- and two-bedrooms

Brook Lodge units are available with 999 leasehold titles (2007)

Attractive locations in Wakefield's most desirable residential suburb

Set in an area of strong rental demand

Real-terms incomes are improving as a result of regional economic growth

A clear prospect of employment growth in higher-value industries

Potential for sustained growth in capital and rental values

Potential for excellent yields

Available at affordable pre-market prices

Price range: £125,000 to £350,000

All deposits fully protected



For investors, the district is certainly appealing: local rates of capital appreciation and rental demand have exceeded the regional and national averages, and gross yields have been very rewarding, averaging at over 7% according to leading sources such as Rightmove.

In the assured shorthold tenancy market, ongoing growth in the local population and the regional economy should both help to drive demand ever higher. So too should the ongoing modernisation of the properties, which should make them some of the most desirable residential units in the area.

FIND OUT MORE

The properties are available for immediate sale. Refurbishment work is ongoing but will be prioritised in the order of reservation by their buyers. To arrange a viewing or to reserve a specific property, please get in touch.

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