

DESIRABLE ARABLE PARCEL FOR SALE

OFF CARR LANE, MIDDLESTOWN, WAKEFIELD



**An attractive parcel of arable land extending to approximately
38.13 acres (15.43 hectares) or thereabouts.**

**Situated between the villages of Middlestown and Netherton,
Wakefield West Yorkshire**

OFFERED FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £325,000

WILBYS

CHARTERED SURVEYORS

ARABLE PARCEL FOR SALE

Carr Lane, Middlestown, Wakefield

GUIDE PRICE: £300,000

Wilbys are pleased to offer an attractive parcel of arable land extending to approximately 38.13 acres (15.43 hectares) situated between the villages of Middlestown and Netherton, Wakefield West Yorkshire.

Gently undulating and quietly situated in the Coxley Valley, the land is identified as within the Rivington 1 series upon the soil survey of England and Wales being described as well drained coarse loamy soils over rock with similar soils, affected by groundwater.

Currently in arable rotation the land is worthy of inspection.

Location and Directions: The land is accessed from Carr Lane, Middlestown then via private track.

Nearest Postcode: WF4 4QJ

What3Words: ///sofas.loom.cowboys

Tenure & Possession: The land is offered for sale freehold and vacant possession will be provided upon completion.

Method of Sale & Costs: The land is offered for sale by private treaty.

In addition to the purchase price, the Purchasers shall make a contribution towards the Vendor's Solicitors costs in the sum of £1,000 plus VAT and a contribution towards the Agents cost of £1,000 plus VAT.

Services: The land is not currently connected to any services. We would advise all potential purchasers to make their own enquiries as to the suitability and availability of any services.

Local Authority: Wakefield Council
Wakefield One, Burton Street, Wakefield, West Yorkshire, WF1 2EB

Plans: The land included within the sale is edged red. The enclosed plans have been prepared for identification purposes only.

Access: The land is accessed from Carr Lane, via a right of way at all times and for all purposes, as shaded brown on the plan attached.

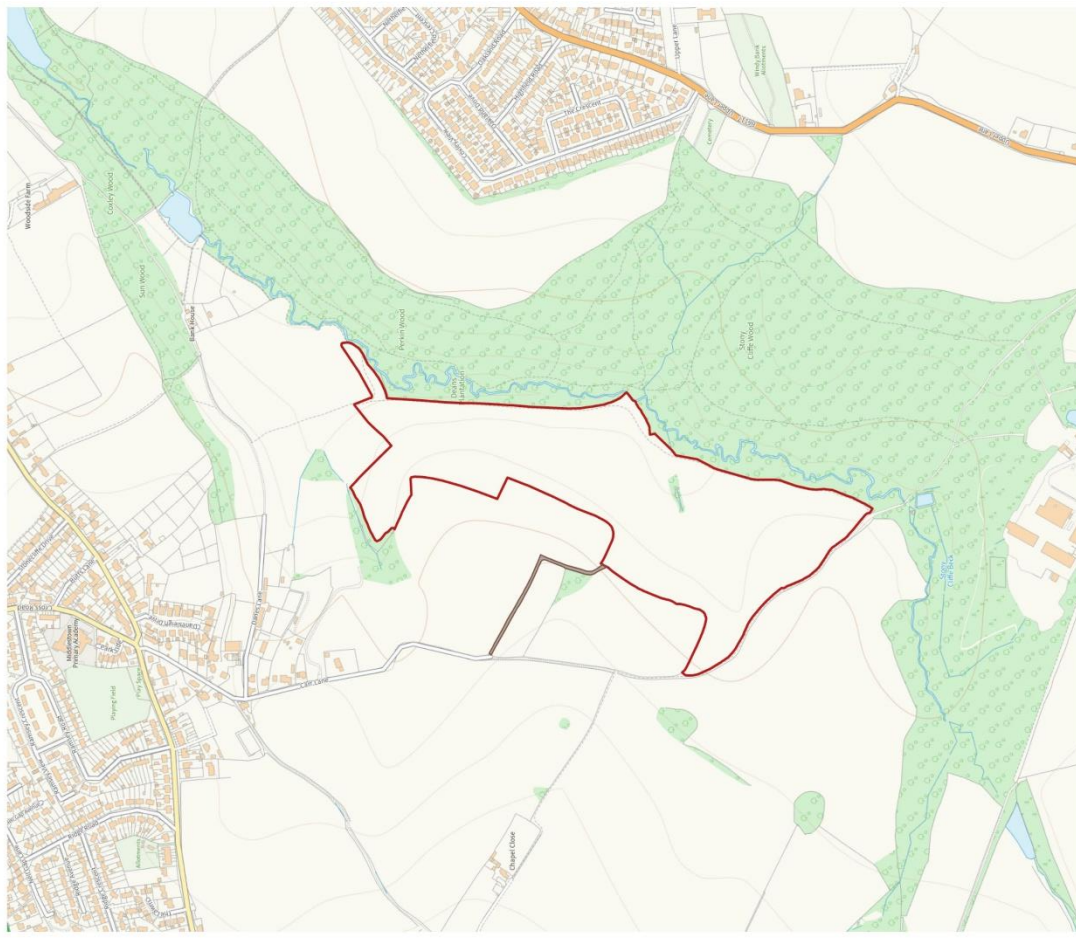
The liability for maintenance of the access will be shared with the owner of the access track and the purchaser.

Overage Provision: The sale of the land will be subject to an overage provision whereby the Vendor reserved 25% of any uplift in value for a period of 40 years as a result of obtaining planning permission for alternative uses. The overage does not include the erection of buildings for agricultural or equestrian use.

Money Laundering Regulations: Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 Wilbys are required by law to verify the identity and address of all bidders. Proof of funds will also be required prior to any offer being accepted.

Holdover & Early Entry:	<p>The vendor reserves a right of holdover until the earlier of the current crop has been harvested.</p> <p>It is the intention that the land will be left as stubble following harvest and there will be no ingoing Valuations, however, the Vendors will reserve the right to charge for cultivations, crop husbandry, seed, fertiliser and sprays at contractor and invoice costs if it becomes necessary to establish the 2026 harvest crops.</p> <p>The purchaser may be permitted early entry at their own risk and cost, following the harvesting of the crops.</p>
Boundaries, Plans, Areas, Schedules and Disputes:	<p>The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.</p>
Measurements & Other Information:	<p>All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.</p>
Wayleaves, Easements & Rights of Way:	<p>The property is offered, subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage or water, electricity supplies and other rights and obligations, easements, quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.</p>
Viewing and Health & Safety:	<p>Viewings will be strictly by prior appointment with the Vendor's Agent. All viewings to be conducted during daylight hours only. Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons; children and pets are not taken to view the property.</p>





Important Notices

These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

All rents and prices quoted are exclusive of VAT, unless otherwise stated.

All measurements, areas and distances quoted are approximate only.

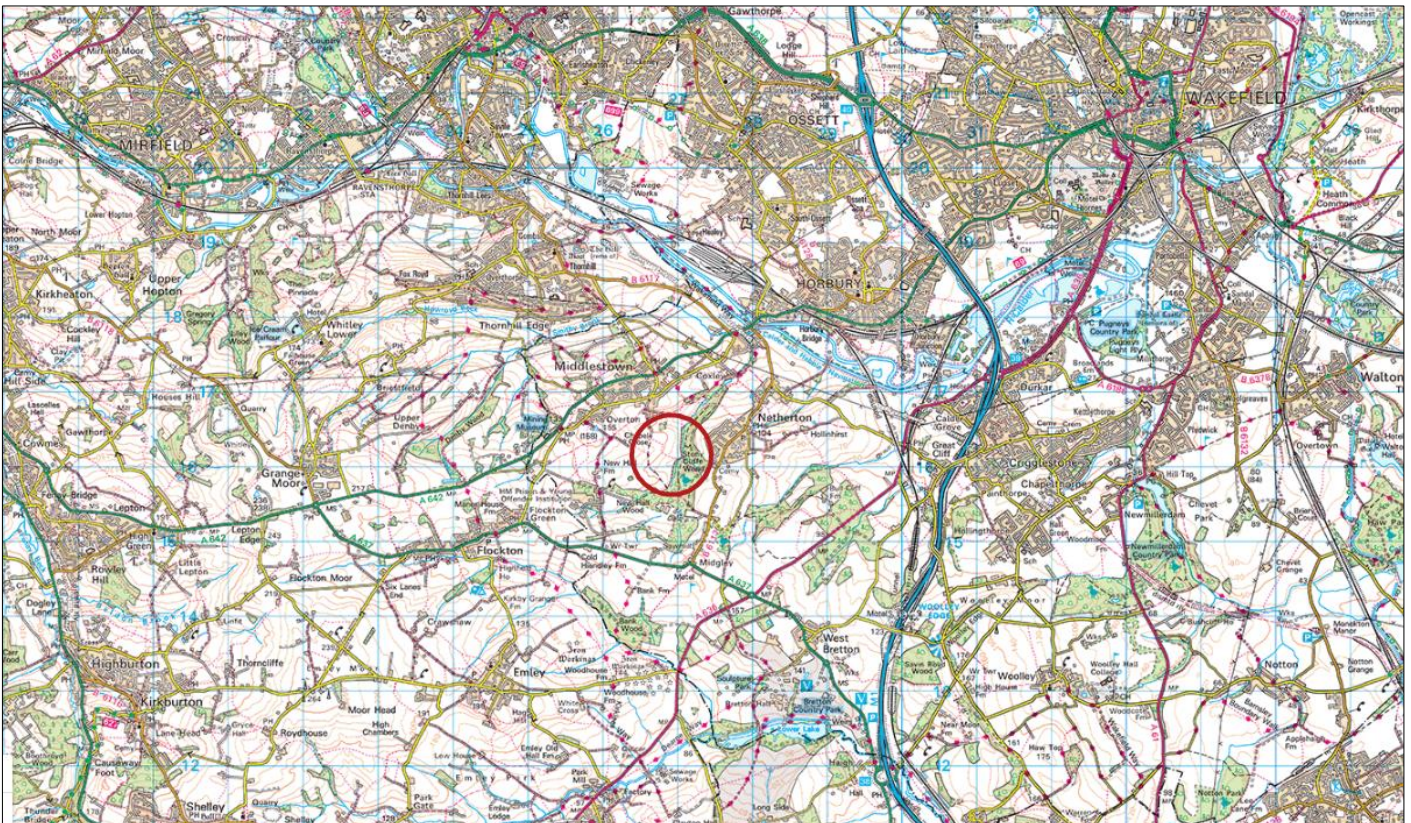
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor.

The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

Location Plan



Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
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Email: contact@wilbys.net
Website: www.wilbys.net

