

A delightful ringfenced smallholding on the outskirts of Wakefield extending to 12.28 acres with farmhouse in need of renovation



**SPRINGFIELD FARM
338 BRADFORD ROAD
WRENTHORPE
WAKEFIELD
WF2 0QL**

**FOR SALE BY PUBLIC AUCTION
ON WEDNESDAY 16TH JULY AT 7PM**

GUIDE PRICE: £450,000 - £500,000

**Viewing arrangements can be made by appointment through
our Agricultural Department on 01226 299221 or agricultural@wilbys.net**

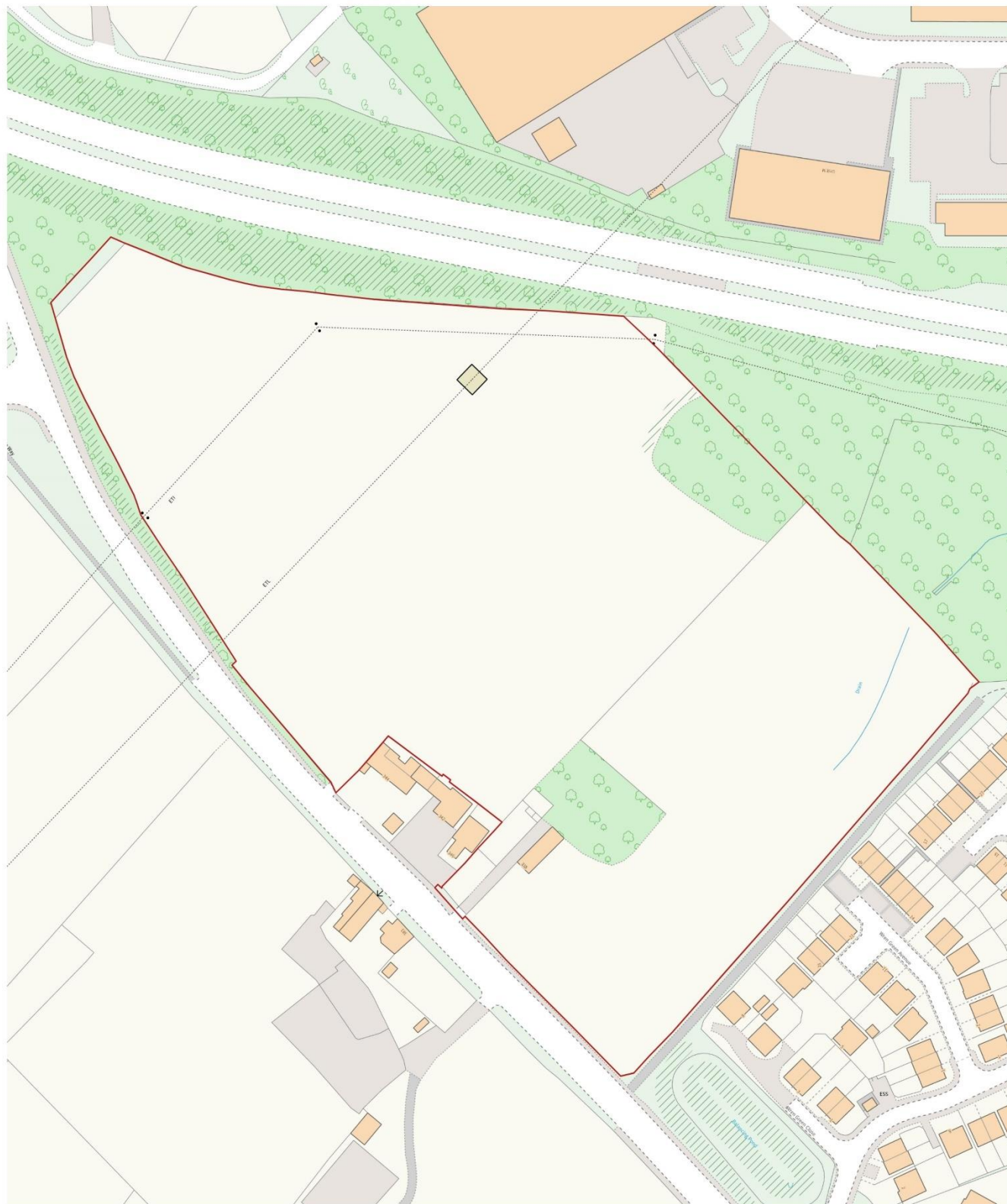
SPRINGFIELD FARM

338 BRADFORD ROAD, WRENTHORPE, WAKEFIELD

A rare opportunity to purchase a ringfenced smallholding on the outskirts of Wakefield extending in all to 12.28 acres (4.97 hectares) or thereabouts. The land has historically been market garden land but would also be suitable for either agricultural or equestrian use.

The farmhouse, whilst requiring a complete scheme of renovation, has tremendous scope for expansion (subject to planning).

Description & Accommodation:	<p>Comprising a detached rendered red brick dwelling, the farmhouse has the benefit of a front entrance hallway, living room and kitchen to the ground floor. The first floor comprises two double bedroom and family bathroom.</p> <p>The land surrounds the farmhouse and extends to 12.28 acres. Previously separated into two parcels access is available direct from the highway, both through the farm house track and separately in the northern field.</p>
Location and Directions:	<p>The property is situated on the north western outskirts of Wrenthorpe in Wakefield.</p> <p>Postcode: WF2 0QL What3Words: ///chew.bronze.expand (field access) What3Words: ///random.same.along (Springfield House)</p>
Tenure & Possession:	<p>The property is to be offered Freehold with the benefit of vacant possession upon completion.</p>
Method of Sale:	<p>The land is offered for sale by Public Auction being conducted on Wednesday 16th July 2025 at Silkstone Golf Course, Elmhirst Lane, Silkstone, Barnsley, South Yorkshire S75 4LD.</p>
Auction Procedure:	<p>The successful purchaser will be required to sign the sale contract and pay a deposit of 10% of the hammer price, immediately following the sale to the Vendor's agents. Completion of the contract will be 28 days thereafter.</p> <p>In addition to the purchase price, the Purchasers shall make a payment towards the Vendor's Solicitors costs in the sum of £1,000 plus VAT and a payment towards the Agents/Auctioneers cost of £1,000 plus VAT.</p> <p>Purchasers are required to register their interest prior to the auction.</p>
Auction Pack:	<p>An Auction Pack will be available three weeks prior to the date of Auction. Please contact Wilbys to arrange access.</p>
Special Conditions of Sale:	<p>The property will be sold subject to the Special Conditions of Sale, copies of which may be inspected at the Vendor's Solicitors or Auctioneers offices 7 days prior to the date of the sale.</p>



Overage Provisions:	The sale of the property will be subject to an overage provision, whereby the Vendor reserves 30% 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 nor the rebuilding or extension of the existing dwelling.
Services:	The property has previously had connections to mains water, electricity, gas and drainage.
Local Authority	Wakefield Metropolitan District Council Wakefield One, Burton Street, Wakefield, WF1 2EB. Tel. 0345 850 6506
Solicitors:	Jordans Solicitors – Kimberley Hammond or Peter Flemming Unity Hall, Smyth Street, Wakefield, West Yorkshire, WF1 1ED Tel: <u>01924 387110</u>
Plans:	The enclosed plans have been prepared for identification purposes only. The land included within the sale is edged red.
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.</p> <p>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	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.
Wayleaves, Easements & Rights of Way:	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.
Viewing and Health & Safety:	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.
Money Laundering Regulations:	<p>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 prior to auction.</p> <p>In order to bid at a Wilbys auctions you will be required to complete an Auction Registration Form, copy enclosed, and provide Proof of Identification and Proof of Residence.</p>



IMPORTANT NOTICE

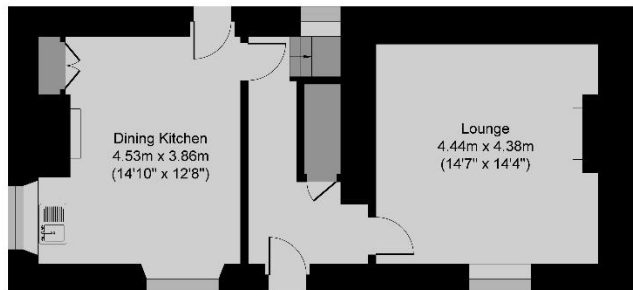
1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
2. All rents and prices quoted are exclusive of V.A.T., unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. 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.
5. Location plans, if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. Items in photographs, where provided, are not necessarily included in the disposal.
6. 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 solicitors.
7. 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. Wilbys and their Vendors reserve the right to offer any lot in whatever order they feel fit and to remove any lot from the auction at any time without prior notification.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

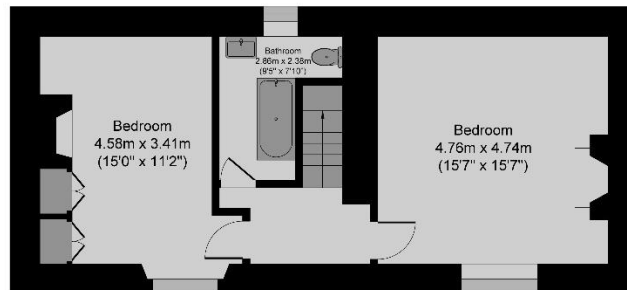
Floor Plan:

Springfield Farm, 338 Bradford Road, Wrenthorpe, Wakefield. WF2 0QL



Ground Floor

Floor area 49.8 sq.m. (566 sq.ft.) approx



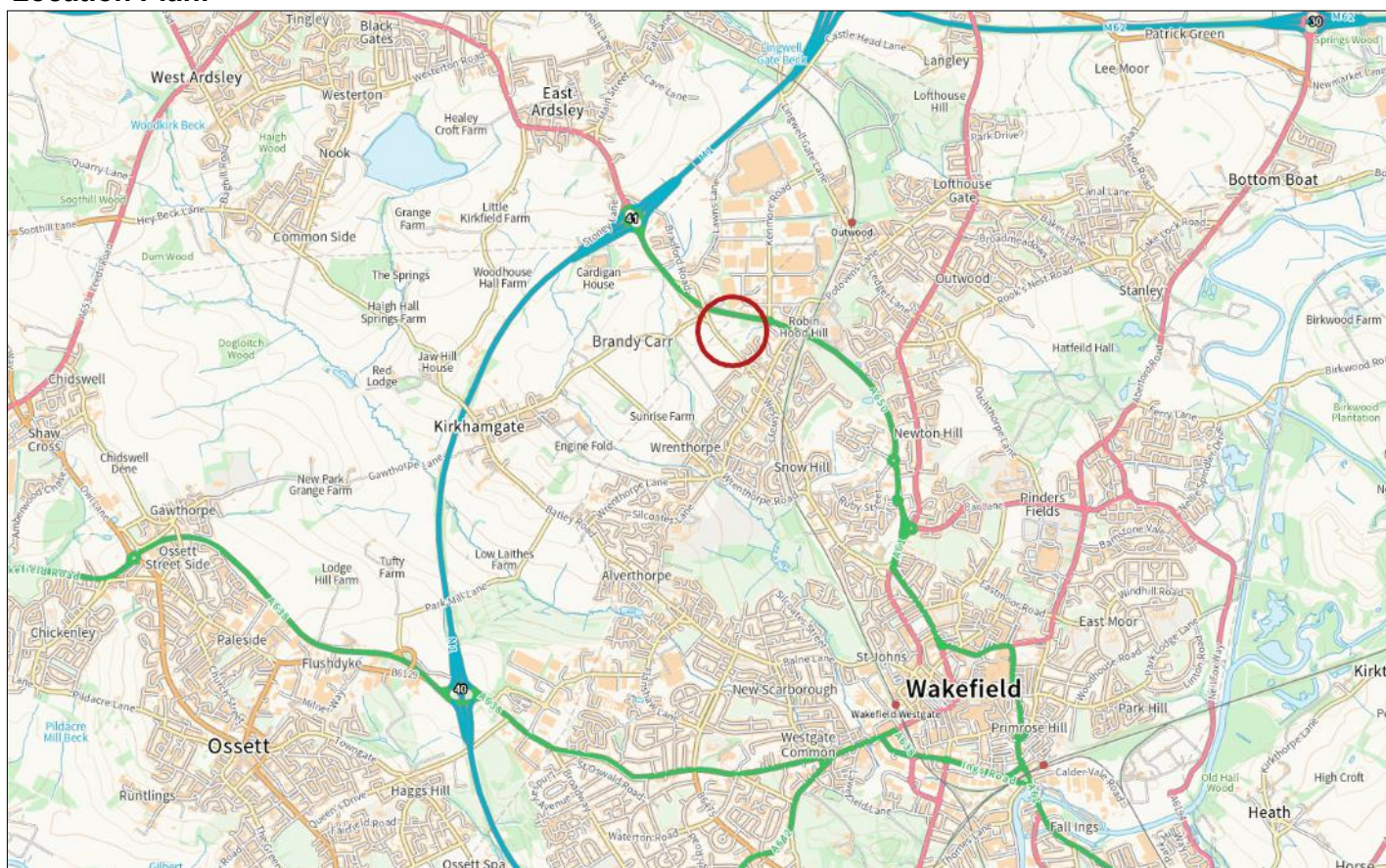
First Floor

Floor area 51.8 sq.m. (558 sq.ft.) approx

Floor plans are for identification purpose only.
All measurements are approximate
Produced By As Built Energy Surveys



Location Plan:



1.

