



DESIRABLE GRASSLAND ENCLOSURE

Off Wellands Lane, Cleckheaton, Kirklees

EXTENDING TO 2.31 ACRES OR THEREABOUTS

FOR SALE

BY METHOD OF INFORMAL TENDER

Tender Deadline: Friday 15th November at 5:00pm

GUIDE PRICE:

**OFFERS IN THE REGION OF
£50,000**

WILBYS

CHARTERED SURVEYORS

GRASSLAND PARCEL FOR SALE

Wellands Lane, Cleckheaton, Kirklees

An attractive parcel of enclosed grassland extending to approximately 2.31 acres (0.93 hectares) situated quietly on the outskirts of Cleckheaton, Kirklees.

A desirable north-east facing grassland paddock, offering excellent potential for agricultural, equestrian or amenity use. The gently sloping ground is naturally drained with gated access from Wellands Lane. The paddock lies attractively close to a network of excellent local hacking routes.

Location and Directions:	The land is accessed from Wellands Lane, Cleckheaton, Kirklees. Nearest Postcode: BD19 6JP What3Words: ///global.kick.tame
Tenure & Possession:	The land is offered for sale freehold and vacant possession will be provided upon completion.
Method of Sale:	The land is offered for sale by Informal Tender and a copy of the Tender Form is enclosed. Tenders must be submitted by 5:00pm on Friday 15th November 2025, either by post or email: By post to Wilbys, 6A Eastgate, Barnsley, South Yorkshire, S70 2EP. Please ensure the envelope is clearly marked 'Land off Wellands Lane'. Email tenders should be sent to orla@wilbys.net.
Services:	The land is connected to a mains water supply. Potential purchasers are advised to make their own enquiries regarding the availability and suitability of any other services.
Local Authority:	Kirklees Council Civic Centre 3, Market Street, Huddersfield, HD1 2EY
Overage Provision:	The sale of the land will be subject to an overage provision, reserving to the vendors 30% of any uplift in value arising from the implementation of, or sale with the benefit of, a planning permission. The overage will operate for a term of 40 years. Planning consents relating solely to agricultural or equestrian use will be excluded from the overage provision.
Plans:	The land included within the sale is edged <u>red</u> on the attached plan. The enclosed plans have been prepared for identification purposes only.
Access:	The land is accessed via a right of way, shaded <u>brown</u>, as identified upon its attached plan. The liability for maintenance of the access is shared. Further details available upon request.

Boundaries, Plans, Areas, Schedules and Disputes:

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.

The Purchaser will be required to erect a stock-proof fence along the entirety of the boundary within six months of completion of the sale.

Sale Procedure:

We would request interested parties to submit offers using the enclosed tender form, either by post or email. The Vendors will not be bound to accept the highest or any tender.

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 land is subject to a right of access in regard to a telecommunication mast and upon adjacent land is third party ownership. Further information is available from the agents.

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:

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.



Plan of Land off Wellands Lane



Plan for identification purposes only.



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.

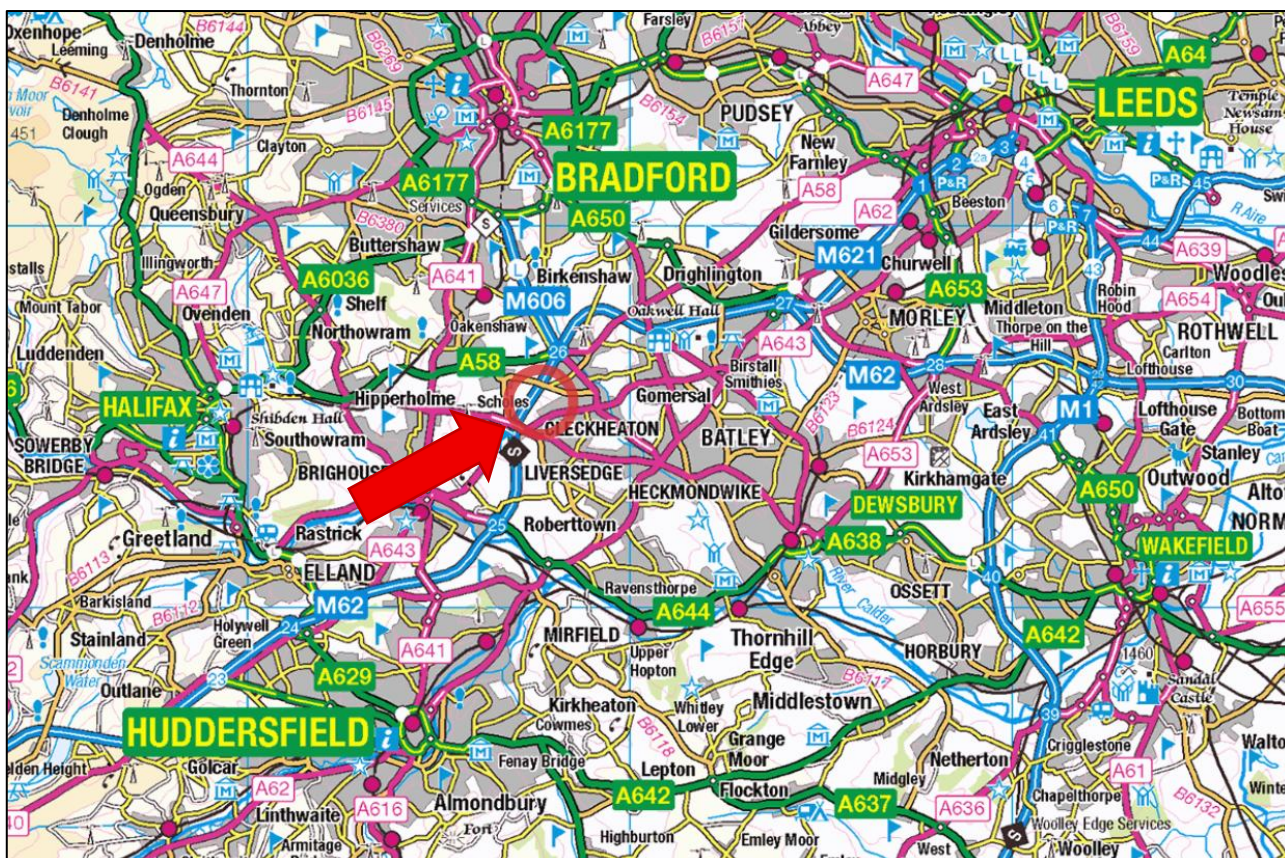
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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
Tel: 01226 299221 | Fax: 01226 732700
Email: contact@wilbys.net
Website: www.wilbys.net



INORMAL TENDER APPLICATION FORM

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SUBJECT TO CONTRACT

I/We

of

.....

Tel: Email:

Offer the sum for the land as identified in the sales particulars attached hereto

Amount (No.): £.....

Amount (words):.....

I/We confirm that we are able to exchange contracts within 28 days of our offer being accepted.

Funding

Please complete either 1 or 2, and 3:

1. I am/We are cash buyers.

2. I/We will be borrowing finances from:

Name & Address of Bank

.....

3. My/Our tender is/is not dependant on the sale of other property (Delete as appropriate)

The Solicitors representing me/us are:

Name & Address of Solicitors

.....

It is accepted the Vendor reserves the right to accept or refuse any offer and will not be bound by the highest or any offer.

Signed Date

RETURN IN A SEALED ENVELOPE MARKED

‘Land off Wellands Lane’

To Messrs Wilbys by **Friday 15th November 2025**

TENDERS WILL ALSO BE ACCEPTED VIA EMAIL