



AMENITY/GRASSLAND

Celticshire Farm, Kirkthorpe Lane, Kirkthorpe, Wakefield, WF1 5SZ

OFFERED FOR SALE BY PRIVATE TREATY

Guide Price: £300,000

For further details contact
Megan Scourfield or Orla Nally
agricultural@wilbys.net or 01226 299221

WILBYS

CHARTERED SURVEYORS

AMENITY / GRASSLAND

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An excellent opportunity to acquire a good sized parcel of amenity/grassland extending to all 15.96 acres (6.46 hectares) within the village of Kirkthorpe, Wakefield.

The grassland is separated into several paddock size enclosures with a central fenced stable/yard area and a small area of woodland.

Currently used as grazing for a mixture of horses and livestock the land is versatile and will appeal to a wide range of users.

Location: The land is located within the village of Kirkthorpe, to the east of the City of Wakefield.

Nearest Postcode: WF1 5TA
What3Words: abode.bond.older (access)

Tenure & Possession: The land is offered for sale freehold with the benefit of vacant possession upon completion.

Services: The land has the benefit of a water supply. We would advise all potential purchasers to make their own enquiries as to the suitability and availability of the services.

Access: Access is available direct from the public highway, Kirkthorpe Lane, via a vehicular access gate. A right of access for agricultural vehicles is also available via Green Lane although the current owners do not use this.

Local Authority City of Wakefield Metropolitan Borough Council
Town Hall, Wood Street, Wakefield, WF1 2HQ
Tel. 0345 850 6506

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.

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

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.

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.

There are no public rights of way within the boundaries of the land however there is a bridleway to the south of the land.

Viewing and Health & Safety:

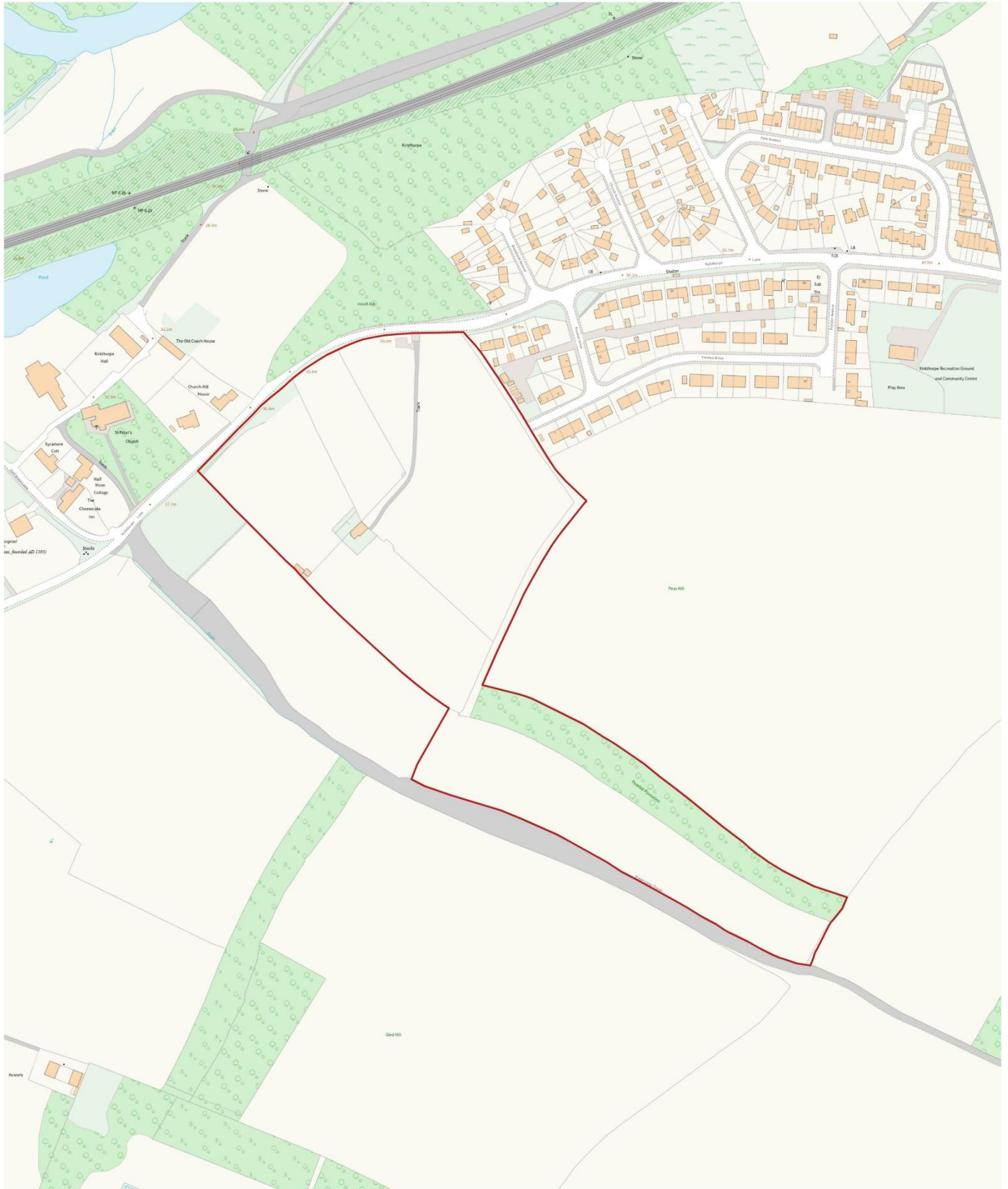
Viewings will be strictly by prior appointment with the Vendor's Agent due to livestock being present on the holding. All viewings to be conducted during daylight hours only.

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 prior to auction.





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



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Email: contact@wilbys.net
Website: www.wilbys.net

