



BEACON HILL PLANTATION

Woolley Edge Lane, Woolley, Wakefield, West Yorkshire

OFFERED FOR SALE BY AUCTION

Wednesday 27th September 2023 at 7:00pm

Silkstone Golf Club, Silkstone, Barnsley, S75 4LD

Guide Price: £30,000 - £40,000

WILBYS

CHARTERED SURVEYORS

WOODLAND

Woolley Edge Lane, Woolley, Wakefield, West Yorkshire

GUIDE PRICE: £30,000 - £40,000

An excellent opportunity to acquire a parcel of amenity woodland extending to 2.47 hectares (6.11 acres) on the outskirts of Woolley, Wakefield.

Potential for development biodiversity or carbon offsetting

- Location and Directions:** The land is located west of the village of Woolley in Wakefield.
- From exiting Junction 38 of the M1 exit onto Haigh Lane. Follow this through the village. At the crossroads turn left onto Woolley Edge Lane. The woodland is located on the right-hand side.
- Nearest Postcode: WF4 2LQ
What3Words: view.instructs.heaven
- Tenure & Possession:** The land is offered for sale freehold with vacant possession upon completion.
- Method of Sale:** The land is offered for sale by Public Auction being conducted on Wednesday 27th September 2023 at Silkstone Golf Course, Silkstone, Barnsley, South Yorkshire S75 4LD.
- Auction Procedure:** 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 Solicitors. Completion of the contract will be 28 days thereafter unless otherwise stated.
- 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/Auctioneers cost of £1,000 plus VAT.
- Purchasers are required to register their interest prior to the auction.
- Auction Pack:** An Auction Pack will be available prior to the date of Auction. Please contact Wilbys to arrange access.
- Special Conditions of Sale:** 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.
- Services:** We would advise all potential purchasers to make their own enquiries as to the suitability and availability of the services.
- Local Authority** Wakefield Council
Town Hall, Wood Street, Wakefield WF1 2HQ
Tel. [0345 850 6506](tel:03458506506)
- Solicitors:** MKB Solicitors LLP – Rebeca Jones
1-11 Huddersfield Road, Barnsley, South Yorkshire S70 2LP
Tel: 01226 210000
- Plans:** The enclosed plans have been prepared for identification purposes only.

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 is a public footpath adjacent to the northern boundary of the woodland.

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 prior to auction.

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.



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.

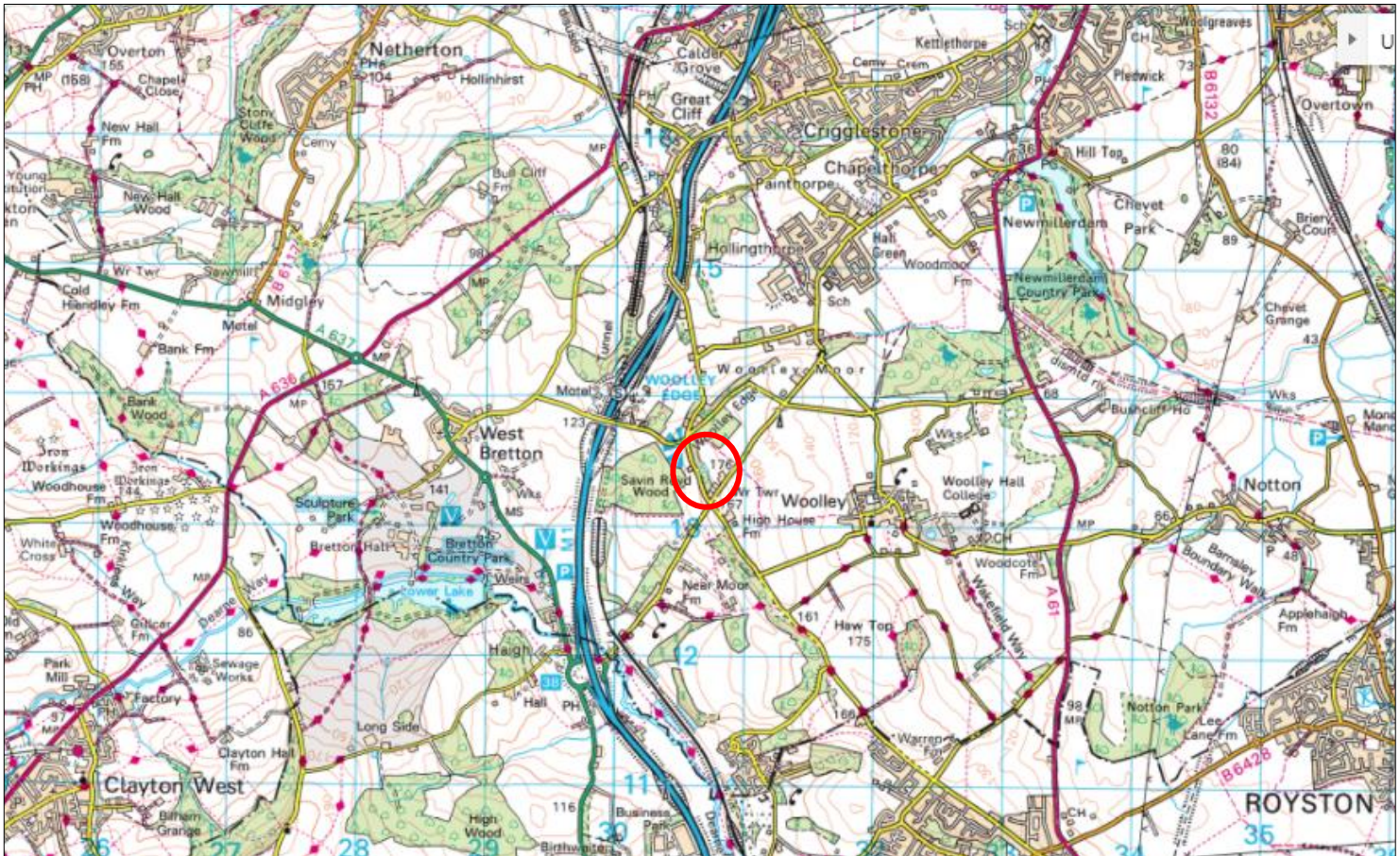
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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



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AUCTION REGISTRATION FORM

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are now required by law to verify the identity and address of all bidders prior to auction.

In order to bid at one of our auctions, please complete the form below and provide one of the following documents for Proof of Identification and Proof of Residence.

Proof of Identification

- Current signed passport
- Current full UK/EU Photo Card Licence*
- Current full UK Driving Licence (old style)*
- HM Revenue and Customs tax notification*
- Resident Permit issued by the Home Office to EU Nationals
- Firearms certificate

Proof of Residence

- A utility bill issued within the last three months
- Current full UK/EU Photo Card Licence*
- Current full UK Driving Licence (old style)*
- Local Authority tax bill
- A bank, building society, credit card or mortgage statement within the last three months
- HM Revenue and Customs tax notification*

* These documents can only be used for Proof of Identity or Proof of Residence, not both.

Those bidding on behalf of a company will also need to provide a copy of their Certificate of Incorporation, a list of directors (if this no list, the members of the equivalent management body) and a signed letter of authority by the company director (or equivalent management position).

Please fully complete the registration form below.

Tick at least one of the following auction types you wish to register for:

Arts & Antiques Farm Dispersal Property

Full Name:

Address:

..... Postcode:

Home Tel. Mobile Tel.

Email:

Signature: Date:

Due to the recent changes in data protection regulations, Wilbys Chartered Surveyors are required by law to notify you of how your data is stored and used. By completing this form, you consent to your data being securely kept by Wilbys Chartered Surveyors for a period of 6 months after which it will be destroyed. Contact Wilbys for further details.

FOR WILBYS USE ONLY	Proof of Identification		(Type)	
	Proof of Residence		(Type)	

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