

UPON INSTRUCTIONS FROM THE EXECUTORS



ESTABLISHED MIXED WOODLAND IN A DELIGHTFUL RURAL LOCATION

OFF HONLEY ROAD, FARNLEY TYAS, HUDDERSFIELD

EXTENDING TO 6.56 ACRES OR THEREABOUTS

OFFERED FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £30,000

WILBYS

CHARTERED SURVEYORS

ARTHUR WOOD

Honley Road, Farnley Tyas, Huddersfield, West Yorkshire

GUIDE PRICE: £30,000

An attractive stand of woodland extending to 6.56 acres (2.66 hectares) situated between Farnley Tyas and Honley, Huddersfield, West Yorkshire

This established woodland presents an ideal opportunity for those interested in woodland, conservation or recreational pursuits and offers scope for potential under planting.

Location and Directions: The land is accessed from Honley Road, via Best Lane, Farnley Tyas, Huddersfield, West Yorkshire.

The land is demarked by a Wilbys sale board.

Nearest Postcode: HD4 6TY

What3Words: (Access) ///traps.phones.wide

What3Words: (Woodland) ///ashes.libraries.apples

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 Private Treaty

Services: The land is not currently connected to any services.

Local Authority Kirklees Metropolitan Borough Council
Market Street, Huddersfield, West Yorkshire, HD1 9WJ

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

Access: We understand access to Arthur Wood has been gained over the trackway, known as Best Lane, and marked upon the plan enclosed, however this is undocumented. Please contact the agents with regards to any further queries.

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.

Viewing and Health & Safety:

The wood contains steep sided valleys and consequently, 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. All viewings to be conducted during daylight hours only.

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.

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.

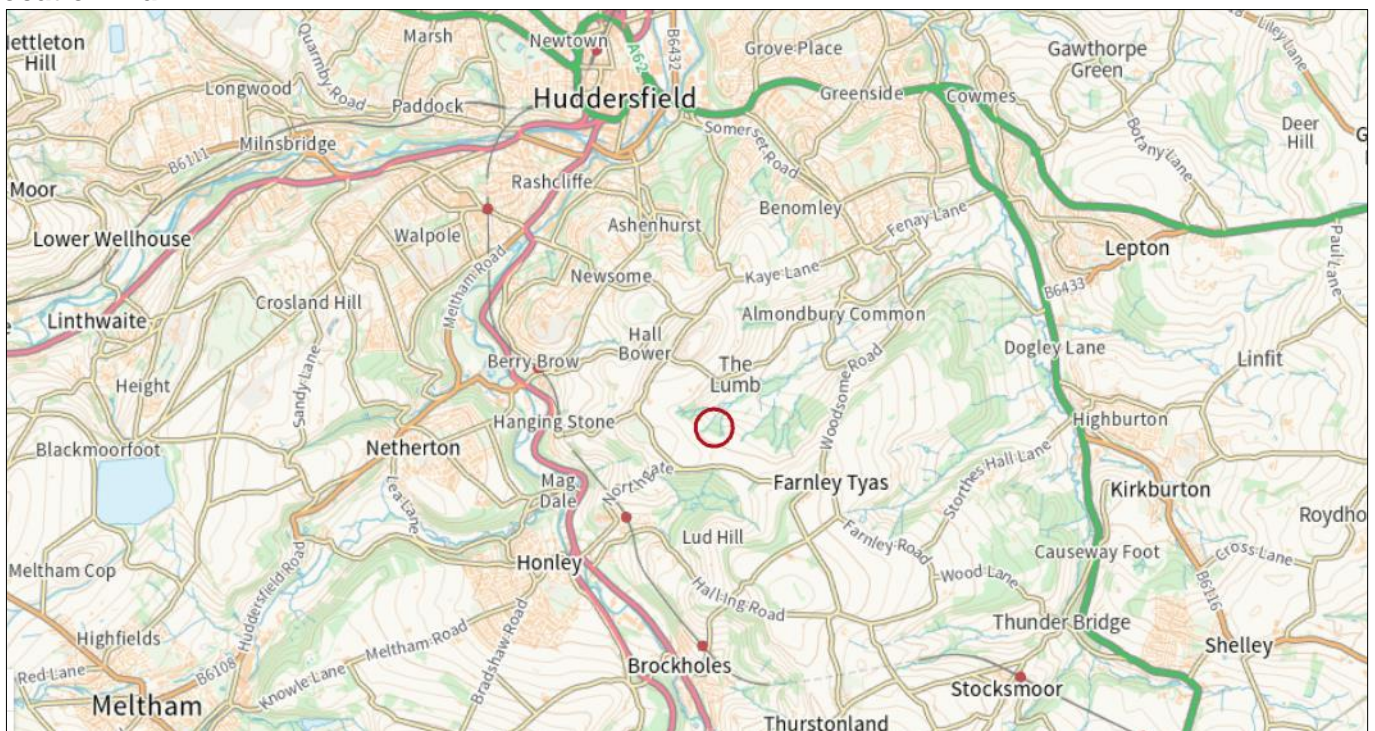
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

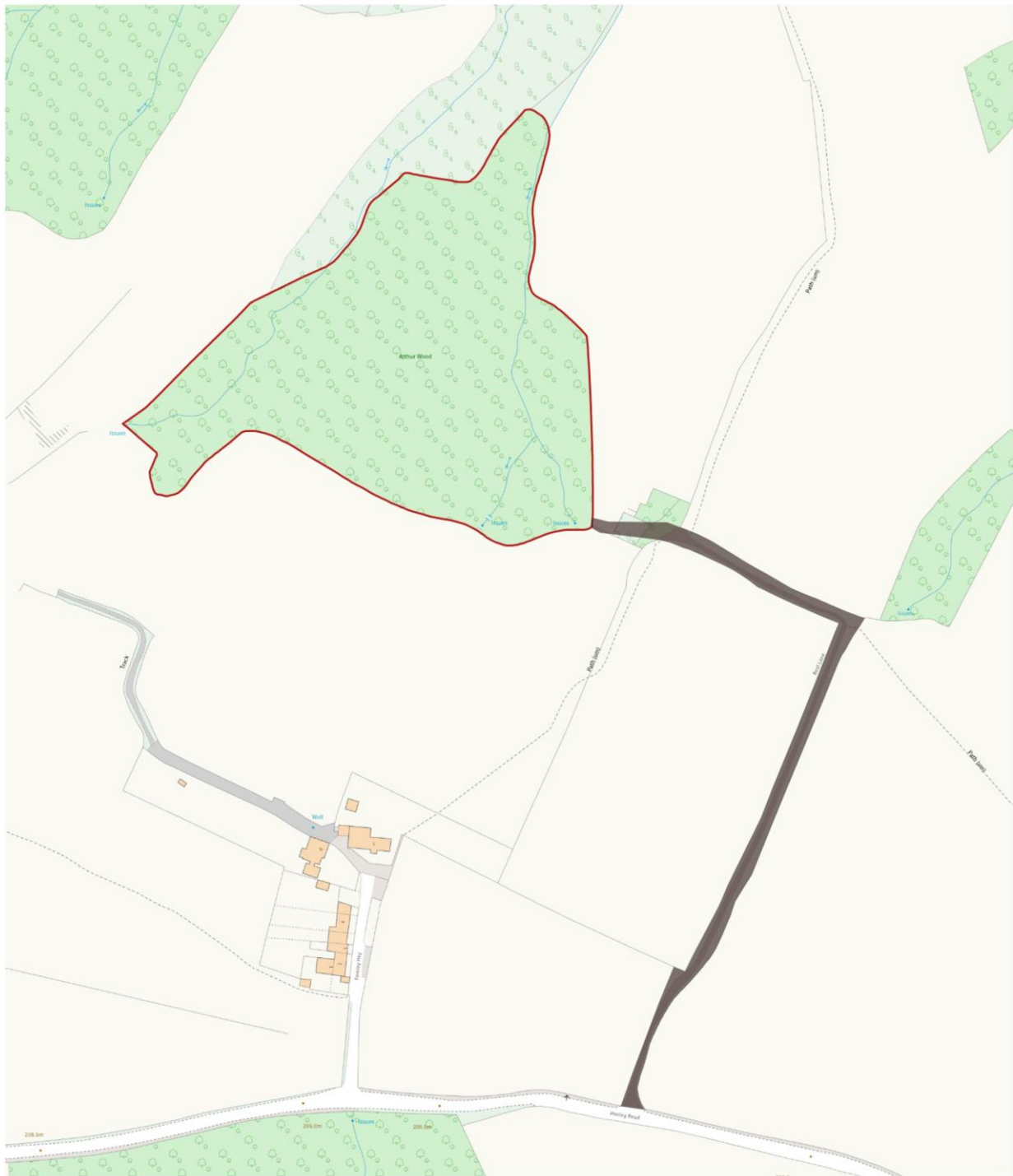
Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

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:





Produced on Land App, Nov 29, 2024
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DTAS/MES/K2/21

50 m
Scale 1:2500 (at A4)

