

**Of interest to farmers, horse and pony owners,  
conservationists, investors**



**67.01 acres (27.12 hectares) of sound grazing land  
situated within the attractive and scenic**

**Magdale Valley  
Netherton  
Huddersfield  
West Yorkshire**

**FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN 5 LOTS**

**GUIDE PRICE AS A WHOLE: £770,000**

**Tender Deadline Friday 28th February 2025 at 5:00pm**

Further details available  
Contact [tim@wilbys.net](mailto:tim@wilbys.net), [megan@wilbys.net](mailto:megan@wilbys.net)  
01226 299221

**WILBYS**

CHARTERED SURVEYORS

# MAGDALE VALLEY, NETHERTON, HUDDERSFIELD, WEST YORKSHIRE

Delightfully situated grazing and amenity land being the south facing flank of the Mag Beck valley and lying on the edge of Netherton village.

Conveniently yet quietly situated, the land benefits from long road frontage and is readily accessible.

Ideal for farmers, the productive grassland will also appeal to horse and pony lovers, investors and conservationists.

The whole extends to 67.01 acres (27.12 hectares) or thereabouts and is offered as a whole or in five lots.

## Lotting:

### Lot 1 (edged red) – **Guide Price £380,000 - £400,000**

A useful good sized parcel of grazing land naturally watered by Mag Beck and extending to 33.63 acres (13.61 hectares) or thereabouts. Mainly south facing the land is accessed via Healey Houses.

### Lot 2 (edged blue) – **Guide Price £120,000 - £140,000**

A sloping and south east facing enclosure being 14.21 acres (5.75 hectares) being partly wooded with frontage to Huddersfield Road.

### Lot 3 (edged green) – **Guide Price £120,000 - £140,000**

South facing grazing accommodation land incorporating a small area of woodland being 11.12 acres (4.50 hectares).

### Lot 4 (edged orange) – **Guide Price £45,000 - £50,000**

Useful grassland paddock of 3.17 acres (1.28 hectares) accessed from Lea Lane and naturally watered.

### Lot 5 (edged purple) – **Guide Price £40,000**

Offering scope for improvement an embankment field of 4.88 acres (1.98 hectares).

## Location & Directions:

Lying between the villages of Netherton, Honley and South Crossland, the land is approximately 3 miles south of Huddersfield with access from Lea Lane, Huddersfield Road and Healey Houses.

The lands are demarked by Wilbys sale boards.

Nearest Postcode: HD4 7DP

What3Words: ///across.fee.draw (Access - Lot 1)

## Tenure & Possession:

The land is freehold and is offered with the benefit of vacant possession upon completion.

## Method of Sale:

The lands are to be offered for sale by Informal Tender and a copy of the tender form is enclosed. The Tender deadline is Friday .....February at 5.00 pm.

Tenders should be submitted to Wilbys, 6A Eastgate, Barnsley, South Yorkshire, S70 2EP. Please ensure the envelope is marked "Lands at Magdale Valley, Netherton". Email Tender will be accepted by prior agreement to [megan@wilbys.net](mailto:megan@wilbys.net).

<b>Services:</b>	The various parcels of land benefit from natural water and some mains supplies, details of which are available upon request.
<b>Local Authority</b>	Kirklees Council, Civic Centre 3, Market Street, Huddersfield, HD1 2EY.
<b>Plans:</b>	The enclosed plans have been prepared for identification purposes only.
<b>Viewing and Health &amp; Safety:</b>	Viewings at any reasonable time during the hours of daylight in possession of a copy of these particulars.  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.
<b>Overage Provision:</b>	The sale of the land is subject to overage provisions and reserves a 30% share of any uplift in value arising from non-agricultural development of the land for a term of 40 years. Further details can be provided upon request.
<b>Boundaries, Plans, Areas, Schedules and Disputes:</b>	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.
<b>Measurements &amp; Other Information:</b>	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.
<b>Wayleaves, Easements &amp; Rights of Way:</b>	The property is offered, subject to and with the benefit of all existing rights of way 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.
<b>Money Laundering Regulations:</b>	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.

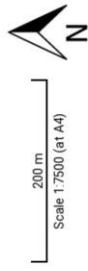
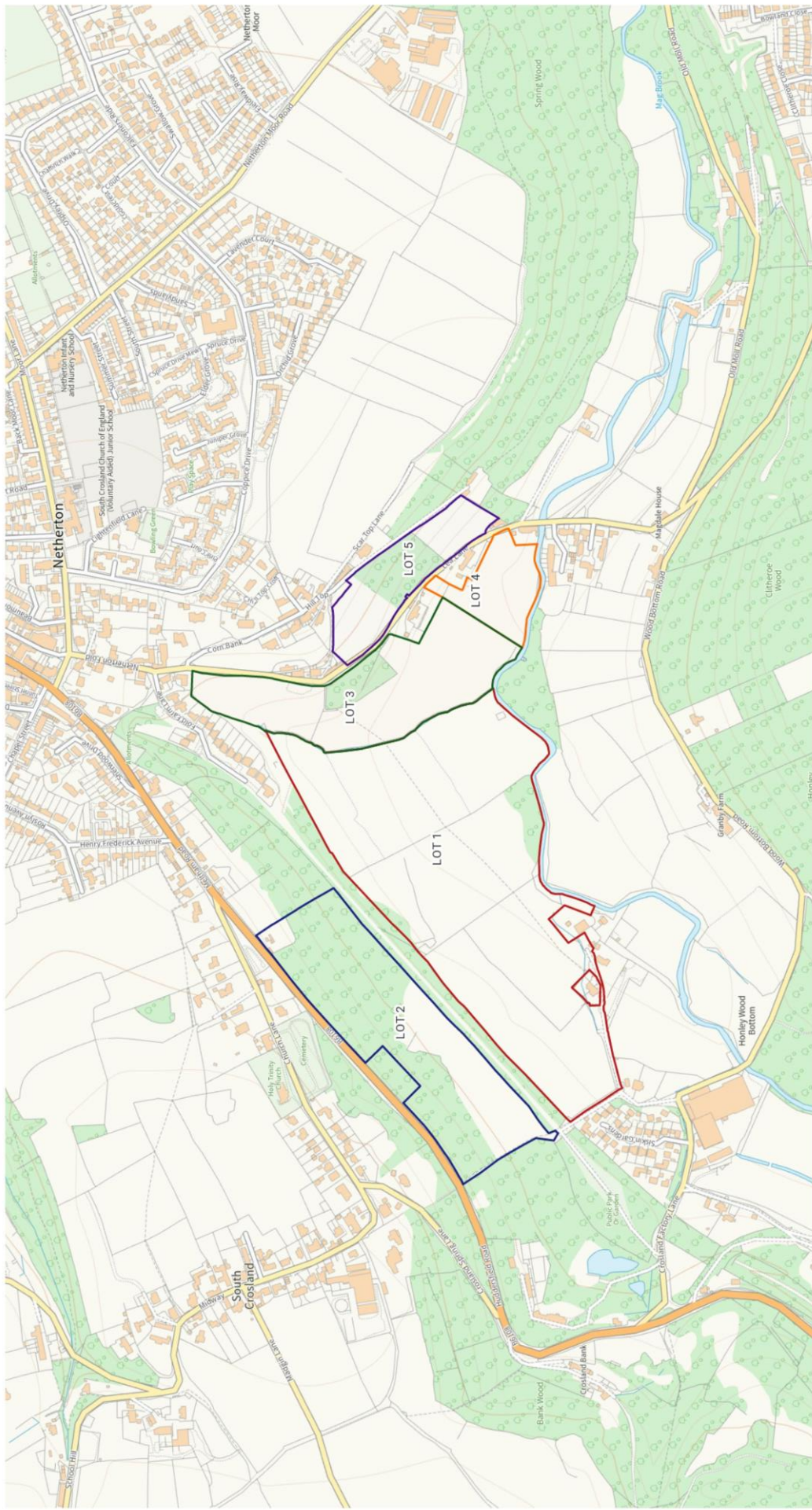
Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

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.





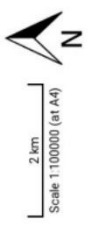
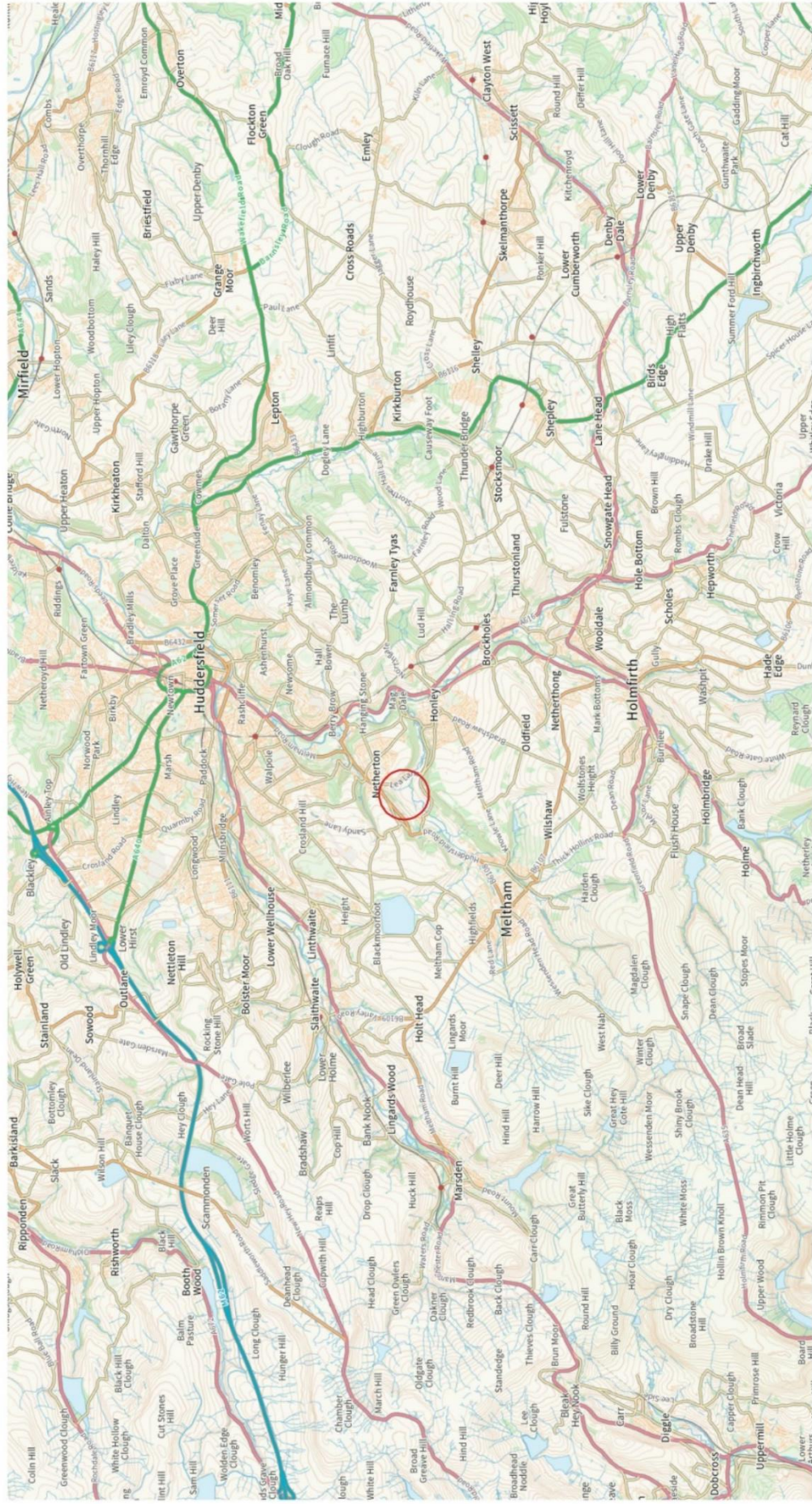
# Lands at Magdale Valley



DTAS/MES/M5/24



**Location Plan**



DTAS/MES/M5/24

**INFORMAL TENDER APPLICATION FORM**

**\*\*\*\*\***  
**SUBJECT TO CONTRACT**

**Identification Details**

I/We .....

of .....

.....

Tel: .....

Email: .....

**Offer**

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

**Amount (No.):** £.....

**Amount (words):**.....

OR

Offer the sum for the individual lots as identified in the sales particulars attached hereto:

**Lot 1:**.....

**Lot 2:** .....

**Lot 3:** .....

**Lot 4:** .....

**Lot 5:** .....

**Total Offer:**.....

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)

**Solicitors**

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 “Lands at Magdale Valley, Netherton”.  
TO MESSRS WILBYS BY 17:00 Friday 28<sup>th</sup> February 2025



Wilbys Chartered Surveyors  
6A Eastgate, Barnsley S70 2EP  
Tel: 01226 299221 | Fax: 01226 732700  
Email: contact@wilbys.net  
Website: www.wilbys.net