



WELL SITUATED LAND AT CROFTON, WAKEFIELD JUNCTION OF PONTEFRACT AND DONCASTER ROAD

EXTENDING TO 1.26 ACRES OR THEREABOUTS



OFFERS IN THE REGION OF £30,000
FOR SALE BY INFORMAL TENDER



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

Land At Crofton, Wakefield

Useful grassland paddock, extending to 0.51 hectares (1.26 acres) conveniently situated on the edge of Crofton, Wakefield, West Yorkshire.

The Land:

A parcel of versatile grassland located on the outskirts of the village of Crofton. Ideal for horse and pony grazing, this easily accessible enclosure is bounded by established hedges with a gate stead off Pontefract Road. The land may also have possible alternative uses, subject to planning.

Directions:

With frontage to Doncaster Road (A638) the land is accessed from the adjacent Pontefract Road, it is approximately 3.2 miles south-east of Wakefield and 4.1 miles from the M1 Motorway, Junction 39.

The land is demarked by Wilbys sale boards.

Nearest Postcode: WF4 1LL

What3Words: ///fractions.clean.drums



Tenure:

The property is freehold and vacant possession will be provided upon completion.

Tender:

The property is offered for sale by informal tender and we would request interested parties complete the tender form attached and return to Wilbys, 6A Eastgate, Barnsley S70 2EP. Email tenders will also be accepted

Wayleaves, Easements and 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.

Overage Provision:

The sale of the land will be subject to an overage provision whereby the Vendor reserved 30% of any uplift in value for a period of 50 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.

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.



Plans:

The enclosed plans are based on the Ordnance survey and have been prepared for identification purposes only.

Services:

None connected, however we would advise all potential purchasers to make their own enquiries as to the suitability and availability of any services.

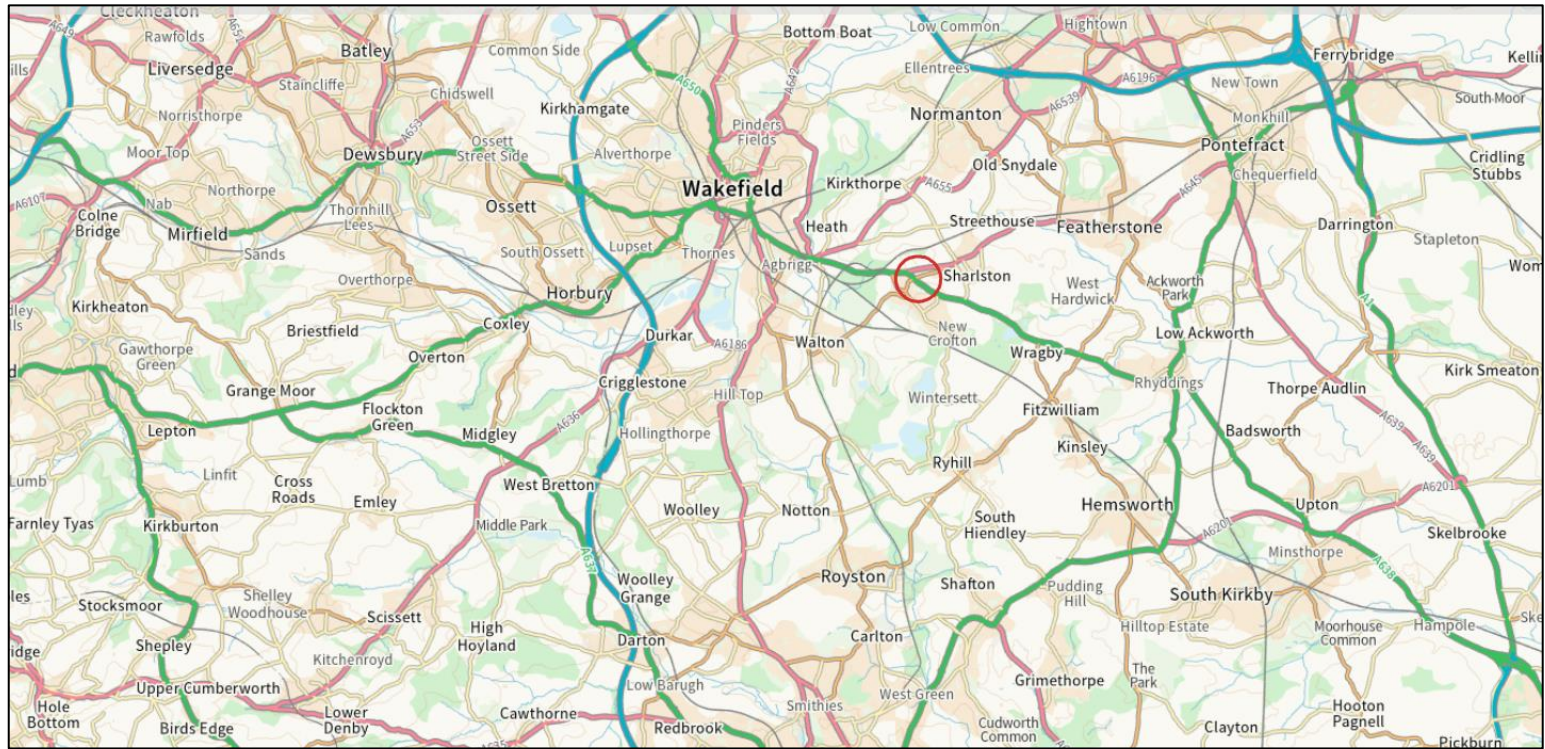
Local Authority:

Wakefield Metropolitan District Council.
Burton Street, Wakefield, WF1 2EB

Viewing:

Strictly by appointment with the vendor agents. 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.

Location Plan:



Money Laundering Regulations:

To proceed with a sale, we will need confirmation of Identity and Proof of address of any potential purchasers.

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.

For all enquiries please contact Wilbys on **01226 299221** or **agricultural@wilbys.net**



rightmove



onTheMarket.com



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

TENDER APPLICATION FORM

LAND AT JUNCTION OF PONTEFRACT AND DONCASTER ROAD, CROFTON, WAKEFIELD

SUBJECT TO CONTRACT

I/We
of
.....
Tel: Email:

Offer the sum for the land as identified upon the attached plan.

As a Whole : Land extending to 1.26 acres or thereabouts.

I/We confirm that we are able to exchange contracts within 28 days of our offer being accepted and acknowledge completion will be by agreement between parties.

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

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 AT CROFTON TENDER’

TO MESSRS WILBYS OR BY EMAIL TO “agriculture@wilbys.net”

BY 12:00 NOON FRIDAY 6th SEPTEMBER 2024

