3.01 ACRES (1.22 HECTARE) OF GRASSLAND FOR SALE

SOUTH ELMSALL, PONTEFRACT



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CHARTERED SURVEYORS

LAND FOR SALE

3.01 ACRE (1.22 HECTARE) GRASS PADDOCK WITH BUILDINGS FOR SALE

SITUATED TO THE SOUTH OF STATION ROAD, SOUTH ELMSALL, PONTEFRACT

OFFERS OVER £90,000

LOCATION AND DIRECTIONS:
The land is located approximately 10 miles south of Pontefract and 10 miles north-west of Doncaster, for viewing, the land can be accessed by parking at either South Elmsall train station or Elmsdale Close and walking.
Nearest Postcode: WF9 2JG
What3Words: ///spouting.upgrading.files

DESCRIPTION:
An attractive grass paddock conveniently located on the edge of South Elmsall, offering a private setting while remaining highly accessible and convenient. The land includes a timber-framed field shelter and storage building with a corrugated sheet roof, and is enclosed by stock-proof boundary fences, hedging and mature trees in places.

The land benefits from vehicular access, with further access details available within the sales particulars. It is gently contoured, offering ease of use and versatility for a range of purposes, and is well-suited to equestrian, agricultural or amenity use.

TENURE:
The land is offered for sale freehold with vacant possession provided upon completion.

METHOD OF SALE:

The property is offered for sale by Private Treaty.

The successful purchaser will be required to contribute £1,000 plus VAT towards the Vendor's agent's fees and £1,000 plus VAT towards the Vendor's legal fees.

PUBLIC RIGHTS OF WAY:
A public footpath runs along the southern boundary of the property, adjacent to the beck.

OVERAGE PROVISION:
The land is being sold subject to an overage provision, whereby 25% of any uplift in value will be payable to the vendor for a period of 30 years from completion, upon the grant of planning permission or the implementation of a change of use to anything other than agricultural or equestrian use.

NITRATE VULNERABLE ZONE (NVZ):
We have checked the Environment Agency NVZ map, which confirms the land does lie within an NVZ.

LOCAL AUTHORITY:
Wakefield Metropolitan District Council.

ACCESS:
The land is sold subject to a right of access over adjoining land providing vehicular access via a track from the South Elmsall train station car park, with pedestrian access also available from parking on Elmsdale Close, South Elmsall, followed by a short walk to the property.

SERVICES:
There are no mains services connected to the property; however, a natural spring is located in the north-west corner of the field.

Prospective purchasers are advised to make their own enquiries as to the suitability and availability of any services.

WAYLEAVES & EASEMENTS:
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.

SPORTING & MINERAL RIGHTS:
Sporting and mineral rights are included with the sale so far as they are owned.





BOUNDARIES, PLANS, AREAS, SCHEDULES & 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.

VIEWING & HEALTH AND SAFETY:

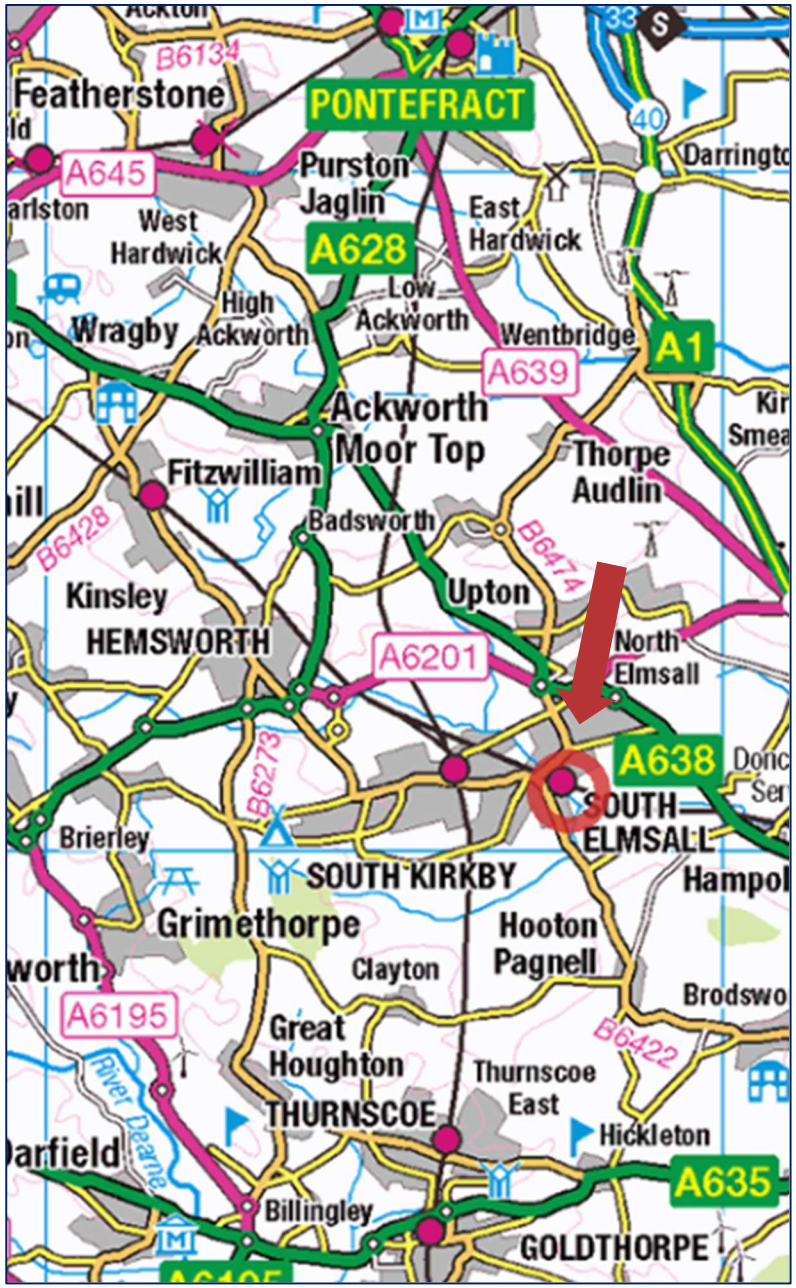
Viewings are available by prior arrangement with the Vendor's Agent; however, interested parties may also inspect the land unaccompanied at their convenience. Prospective purchasers should bring a copy of the sales particulars with them when visiting and do so entirely at their own risk. We politely request that, due to Health and Safety reasons, children and pets are not taken to

DRAINAGE:

General drainage rates for the land are payable to Danvm Drainage Commissioners. Payments will be apportioned according to date of completion. The land is not under-drained.

PLANS:

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



LOCATION PLAN

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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 be required prior to any offer being accepted.

AGENT CONTACT :

For further information, please contact:

Orla Nally MSc
e: orla@wilbys.net Tel: 01226 299 221

Tim Scourfield MRICS FAAV
e: tim@wilbys.net Tel: 01226 299 221

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.

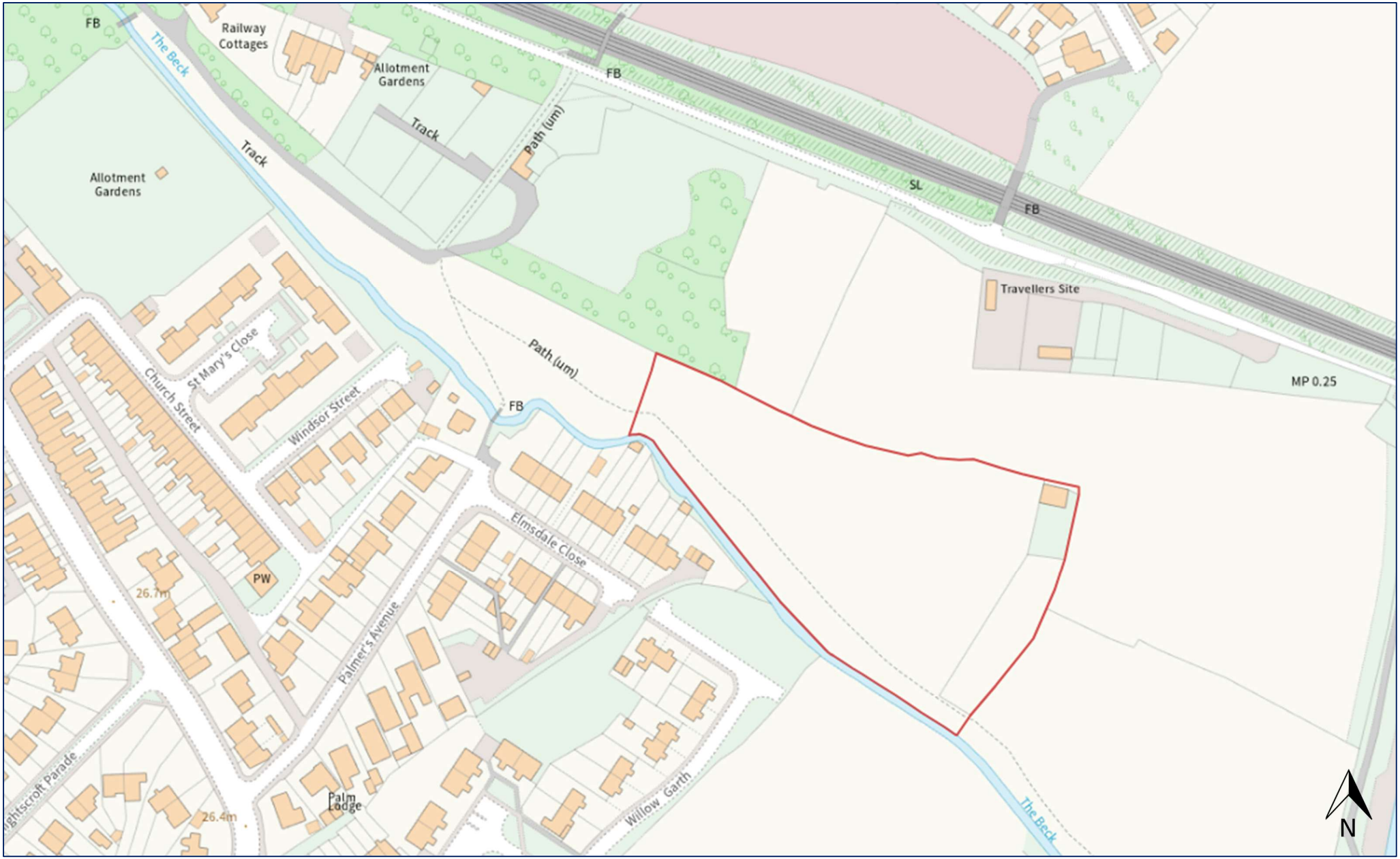
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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.

Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221 ¦ Fax: 01226 732700



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