



**Land at Palace Wood Farm, Barnsley Road, Flockton**  
Wakefield, WF4 4DP

Best and Final Offers Over **£280,000**





## Land at Palace Wood Farm, Barnsley Road

Flockton, Wakefield, WF4 4DP

A fabulous block of land of approximately 9.2 acres on the outskirts of the village set back from the road and having been used as equestrian facilities with substantial stable/barn block and a 25m x 45m all-weather (silica sand and rubber) arena.

Rare to the market is this superb combination of stables, land, and arena.

For the avoidance of doubt there is no water or power to the area.

**We offer this combination for sale via the Best & Final Offers method. All bids must be submitted to the Kirkburton branch by Friday 16th May 2025.**

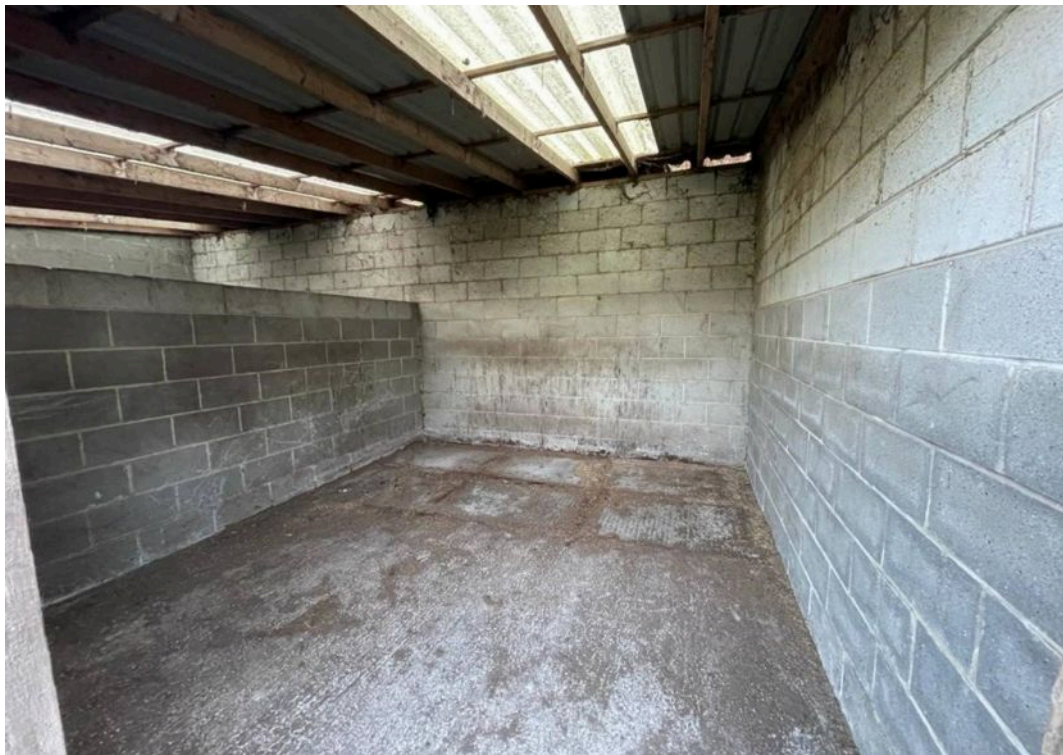
### Additional Information

As shown on the attached plan, the subject land owns the driveway shown in hatched brown. The neighbouring Palace Wood Farm has a right of access over this driveway.



















## **ADDITIONAL INFORMATION**

As shown on the attached plan, the subject land owns the driveway shown in hatched brown. The neighbouring Palace Wood Farm has a right of access over this driveway.

## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

## **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

## **FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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