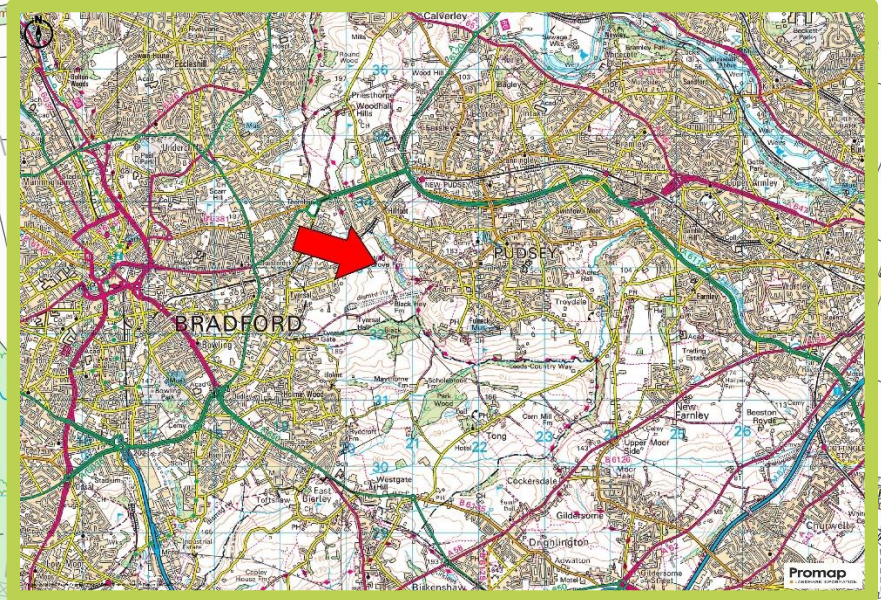
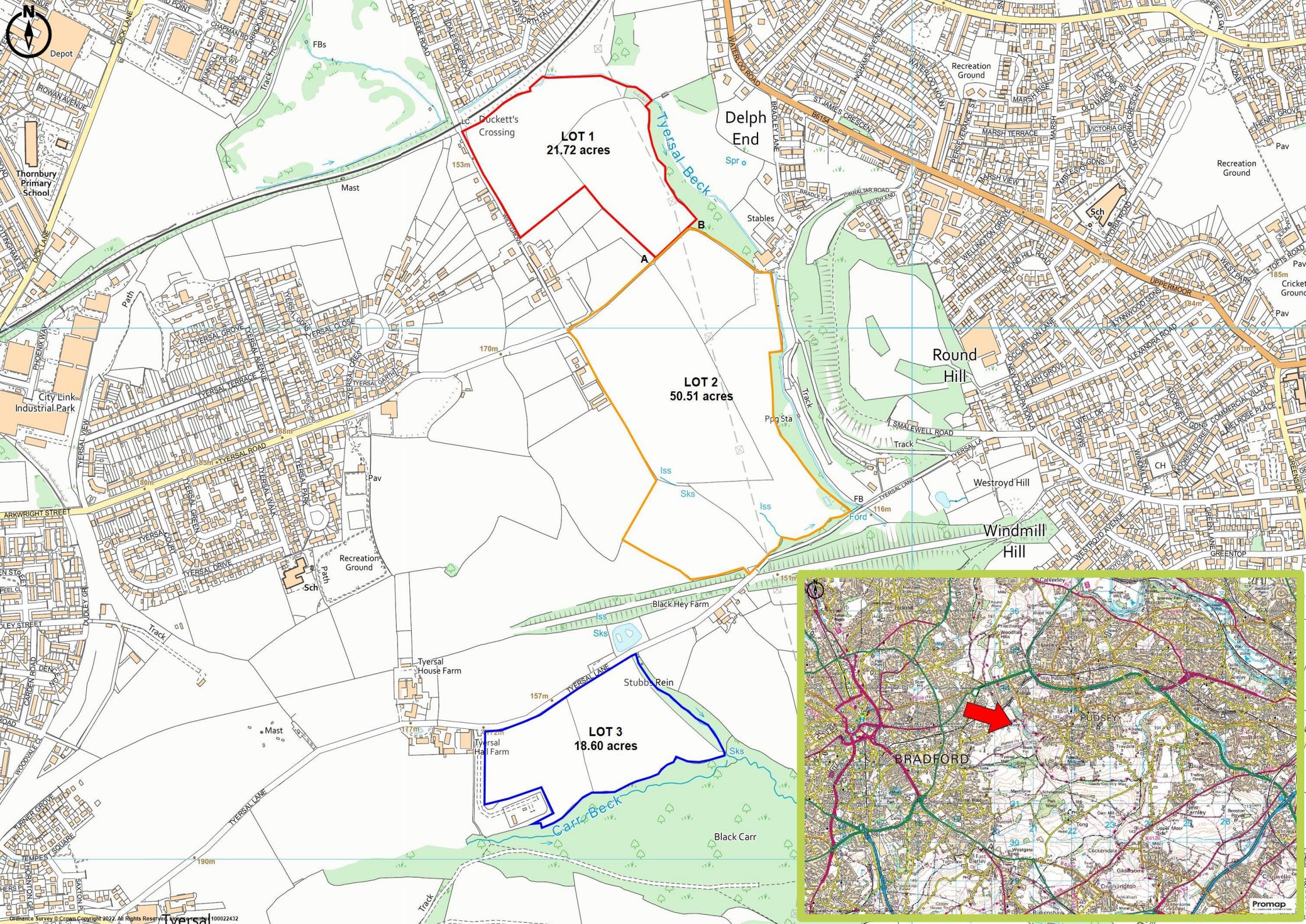




90.82 acres of Land at Wild Grove Farm & Tyersal Hall Farm, Pudsey, Leeds. Available as a whole or in 3 Lots

StephensonsRural

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Est. 1871





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LCF Law
One St. James Business Park, New
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StephensonsRural

90.82 acres of land at Wild Grove Farm & Tyersal Hall Farm, Pudsey, Leeds

An opportunity to acquire 90.82 acres of pasture land strategically located between the market town of Pudsey and the village of Tyersal on the edge of both Leeds and Bradford. The land is available as a whole or in 3 lots as set out below:

Lot 1 – 21.72 acres of pasture land at Wild Grove Farm bordering Pudsey to the north and east and with access off Wild Grove Road.

Guide Price £195,000 (One hundred and ninety-five thousand pounds)

Lot 2 – 50.51 acres of pasture land at Wild Grove Farm directly south of Lot 1 with Pudsey to the east and with accesses from Tyersal Road (to the north) and Tyersal Lane (to the south).

Guide Price £455,000 (Four hundred and fifty-five thousand pounds)

Lot 3 – 18.60 acres of pasture land to the east of Tyersal Hall Farm with access from Tyersal Lane.

Guide Price £165,000 (One hundred and sixty-five thousand pounds)

Guide Price: £815,000 (The Whole)



LOT 1 – 21.72 acres of land

NG Ref	Description	Area	
		Ha	Ac
2232	Pasture	4.65	11.49
4530	Pasture	4.14	10.23
Total:		8.79 ha	21.72 ac

Lot 1 comprises a block of pasture land which lies to the north of the original farmstead of Wild Grove Farm and is divided into two fields which slope down towards the Tyersal Beck. The land is enclosed by some stock-proof fencing, hedges and stone walls and is suitable for grazing and mowing.

LOT 2 – 50.51 acres of land

NG Ref	Description	Area	
		Ha	Ac
5189	Pasture	8.30	20.51
6008	Pasture	2.38	5.88
7576	Pasture	6.65	16.43
5862	Pasture	3.11	7.68
Total:		20.44 ha	50.51 ac

Lot 2 is a block of pasture land that lies to the south of the original farmstead of Wild Grove Farm and comprises four fields which slope down towards Tyersal Beck. The land is divided and enclosed by some stock-proof fencing, hedges and stone walls; it is suitable for grazing and mowing.

LOT 3 – 18.60 acres of land

NG Ref	Description	Area	
		Ha	Ac
2818	Pasture	3.20	7.91
4525	Pasture	4.16	10.28
Woodland		0.17	0.41
Total:		7.53 ha	18.60 ac

Lot 3 comprises a block of pasture land which lies to the east of Tyersal Hall Farm and is in two fields which are accessed down the hardcore track known as Tyersal Lane. The land is bounded by stock-proof fencing, hedges and stone walls and slopes down towards Black Carr Woods to the south. It is primarily grazing land.

Soil Series

The land lies within the Dale, Brickfield 3 and East Keswick 2 soil series and is identified on the Agricultural Land Classification as Grade 3.

Services

There is no mains water laid to the Land but water is available from the Tyersal Beck.

Basic Payment Scheme (BPS)

The land is registered for BPS with the entitlements available to purchase by separate negotiation.

Public Rights of Way

There is a public bridleway which crosses from Point A-B on the plan and dissects Lots 1 & 2.

Directions

Lot 1 – Access off Wild Grove, Pudsey (Postcode LS28 8HQ)
Lot 2 – Access off Tyersal Road, Pudsey (Postcode LS28 8HG)
Lot 3 – Access off Tyersal Lane, Bradford (Postcode BD4 0RF)

Entry to the Land

The Purchaser is to be given entry to the Land on completion.

Tenure

Freehold with vacant possession on completion.

Overage/ Clawback

There is to be an overage provision to be attached to Lots 1, 2 & 3 of 25% of any uplift in value from the agricultural, equestrian or horticultural value for a period of 25 years following the grant of planning consent for an alternative use.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does not lie within a NVZ which will limit excessive fertiliser application.

Sporting and Mineral Rights:

Sporting and mineral rights are included with the sale so far as they are owned.

Wayleaves & Easements

There are overhead electricity wires and 3 pylons which cross Lots 1&2. There is a gas mains pipeline which crosses Lot 3.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Local Authority

Leeds City Council, Business Support Centre, St George House, 40 Great George Street, Leeds, LS1 3DL t: 0113 3760450

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Method of Sale

The land is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

Vendor's Solicitor

LCF Law, One St. James Business Park, New Augustus Street, Bradford, BD1 5LL
t: 01274 848800

Agent Contacts

For further information please contact:

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Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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