



15.90 Acres (6.43 Ha) of Land at New Sharlston, Wakefield

StephensonsRural

SR
Est. 1871



15.9 Ac (6.43 Ha) Grassland on the edge of the village of New Sharlston, Wakefield

Guide Price £150,000

Location

The land is located east of the village of New Sharlston off High Street. The village is located approximately 4 miles east of Wakefield and 1.5 miles north of Sharlston.

Description

The land comprises of 15.9 acres (6.43 hectares) of permanent grassland. There is a dyke running through the middle of the field.

What3Words///

///souk.maple.photo

Tenure

Freehold with vacant possession on completion.

Access

The land is accessed off High Street going east out of New Sharlston and also off the Green Lane on the western corner.

Services

There are no services available to the land.

Environmental Stewardship Scheme

We are unaware of any Environmental Schemes on the Land.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

Nitrate Vulnerable Zone (NVZ)

The property does lie in a Nitrate Vulnerable Zone.

Overage

The sale is subject to an overage clause from the previous Vendors for a period of 25 years from 2011 whereby 50% of the uplift in value is reserved to the Vendors in the event of Planning Permission being granted for any development other than agricultural or equestrian.

Viewing

By appointment from the Agents only. Please note that 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 updates.

Local Authority

Wakefield Council, Town Hall, Wood Street, Wakefield Tel: 0345 850 6506

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.

Plans and Measurement

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Method of Sale

The Property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

Guide Price

£150,000

Anti-Money Laundering Regulations

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.

Vendor’s Solicitor

Rollits LLP Solicitors, Forsyth House, Alpha Court, Monks Cross Dr, Huntington, York YO32 9WN.
Tel: 01904 625790

Land Schedule

NG Ref	Description	Area	
		Ac	Ha
5020	Grass	15.90	6.43
Total:		15.90 Ac	6.43 Ha

Agent Contact

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. Stephensons 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 Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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