



40.71 acres (16.48 Ha) of Land at Ackworth, Pontefract. Available in 3 Lots

StephensonsRural

SR
Est. 1871



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Solicitors

Rollits LLP Solicitors

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Tel: 01904 625790



StephensonsRural

40.71 acres of Land at Ackworth, Pontefract

An opportunity to acquire 40.71 acres of arable and grassland located between Hemsworth and Ackworth, south of Pontefract.

The land is available as a whole or in 3 lots as set out below:

Lot 1 – 35.01 acres of arable land off the A628 East of Hemsworth.

Guide Price - £300,000 (three hundred thousand pounds)

Lot 2 – 4.93 acres of grassland off Hoyle Mill Rd, just North of Hemsworth.

Guide Price - £50,000 (Fifty thousand pounds)

Lot 3 – 0.77 acres of grassland off Hoyle Mill Rd, just North of Hemsworth.

Guide Price - £10,000 (Ten thousand pounds)



IN **LOT 1 – 35.01 acres of arable land**

NG Ref	Description	Area	
		Ha	Ac
2266	Arable	14.17	35.01
Total:		14.17 ha	35.01 ac

A single parcel of Grade 3 arable land approximately 2.3 miles south of Ackworth. The land has road frontage along its western and northern boundaries with access off Royd Moor Lane. The land is productive having grown cereals in recent years.

What3Words: ///advancing.ember.fully

LOT 2 – 4.93 acres of Grassland

NG Ref	Description	Area	
		Ha	Ac
1206	Grassland	2.0	4.93
Total:		2.0 ha	4.93 ac

A single parcel of grassland to the north east of Hemsworth. The land is accessed from the eastern corner of its northern boundary off Hoyle Mill Rd. The parcel is suitable for equestrian or livestock grazing or other amenity uses subject to the appropriate consents.

What3Words: ///heartache.bounty.discrepancy

LOT 3 – 0.77 acres of Grassland

NG Ref	Description	Area	
		Ha	Ac
2211	Grassland	0.31	0.77
Total:		0.31 ha	0.77 ac

A single parcel of grassland adjacent to Lot 2. The land is accessed from the southern boundary off Hoyle Mill Rd. The parcel is suitable for equestrian or livestock grazing or other amenity uses subject to the appropriate consents.

What3Words: ///honest.dignify.documents

Tenure

Freehold with vacant possession on completion.

Entry to the Land

The Purchaser is to be given entry to the Land forming Lot 2 & 3 on completion. Holdover rights will be provided to allow the Vendor to harvest Lot 1.

Services

We are not aware of any services to the land.

Wayleaves and Easements

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

There are two Northern PowerGrid overhead lines that run directly through Lot 1 and one Northern PowerGrid Line over Lot 3.

Rights of Way

There is a public footpath that goes West to East through the North of Lot 1. The property is sold subject to all rights of way whether mentioned in these sales particulars or not.

There is an access on the eastern corner of Lot 1 which provides access to the neighbours field. Lot 2 is accessed over a third-party owned access.

Environmental Stewardship

The land is not within an Environmental Scheme.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency’s NVZ map which shows the property lies within a Nitrate Vulnerable Zone.

Sporting and Mineral Rights:

These are included with the sale, so far as they are owned.

Method of Sale

The Property is offered for sale by Private Treaty as three lots as identified on the sale plan. The Vendor reserves the right to conclude the sale by any means.

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.

Vendor's Solicitor

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

Agent Contact

For further information please contact:
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Plans and Measurements

The plans, areas and measurements provided are for guidance only and are 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.

Viewing and Registration:

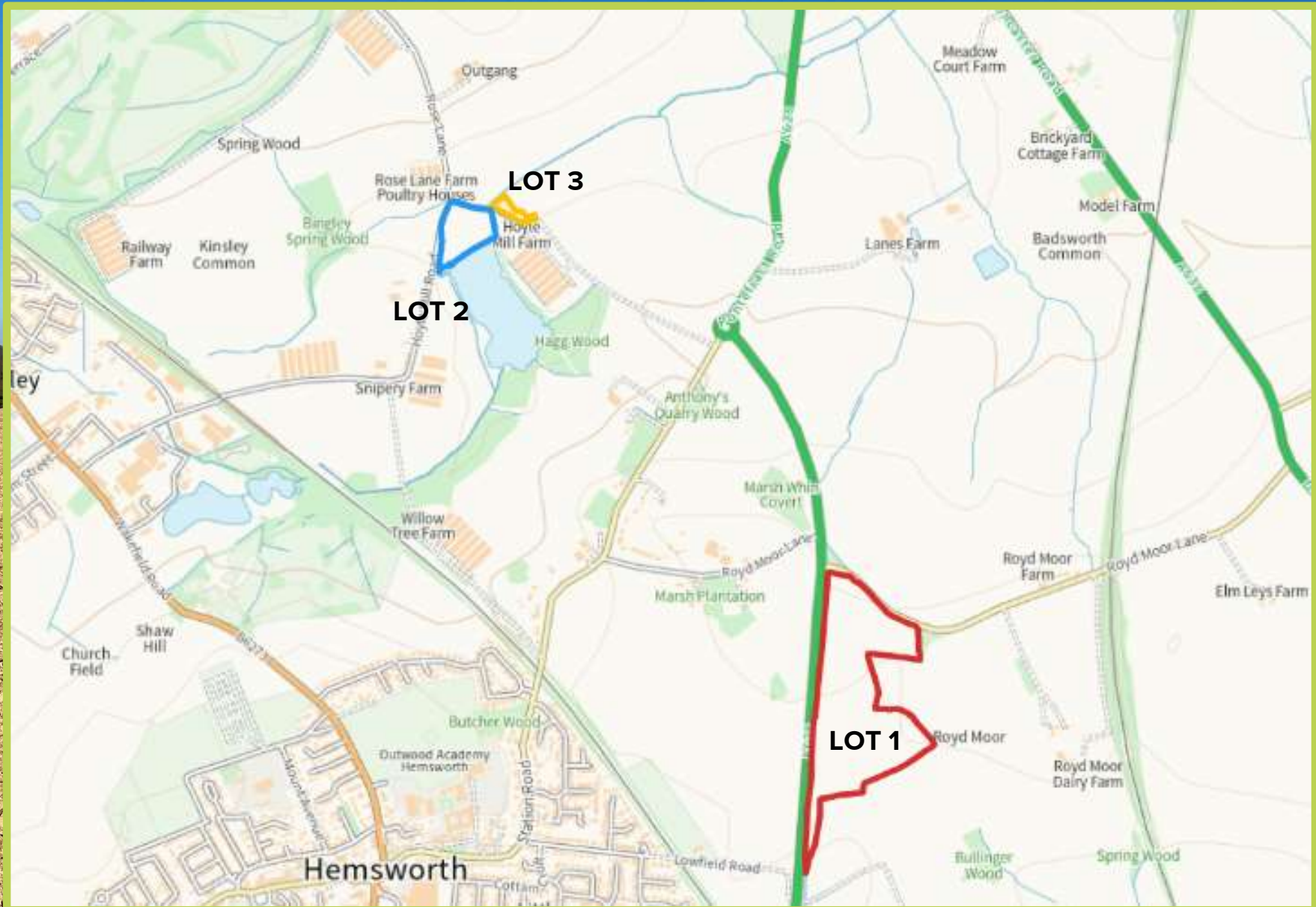
By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

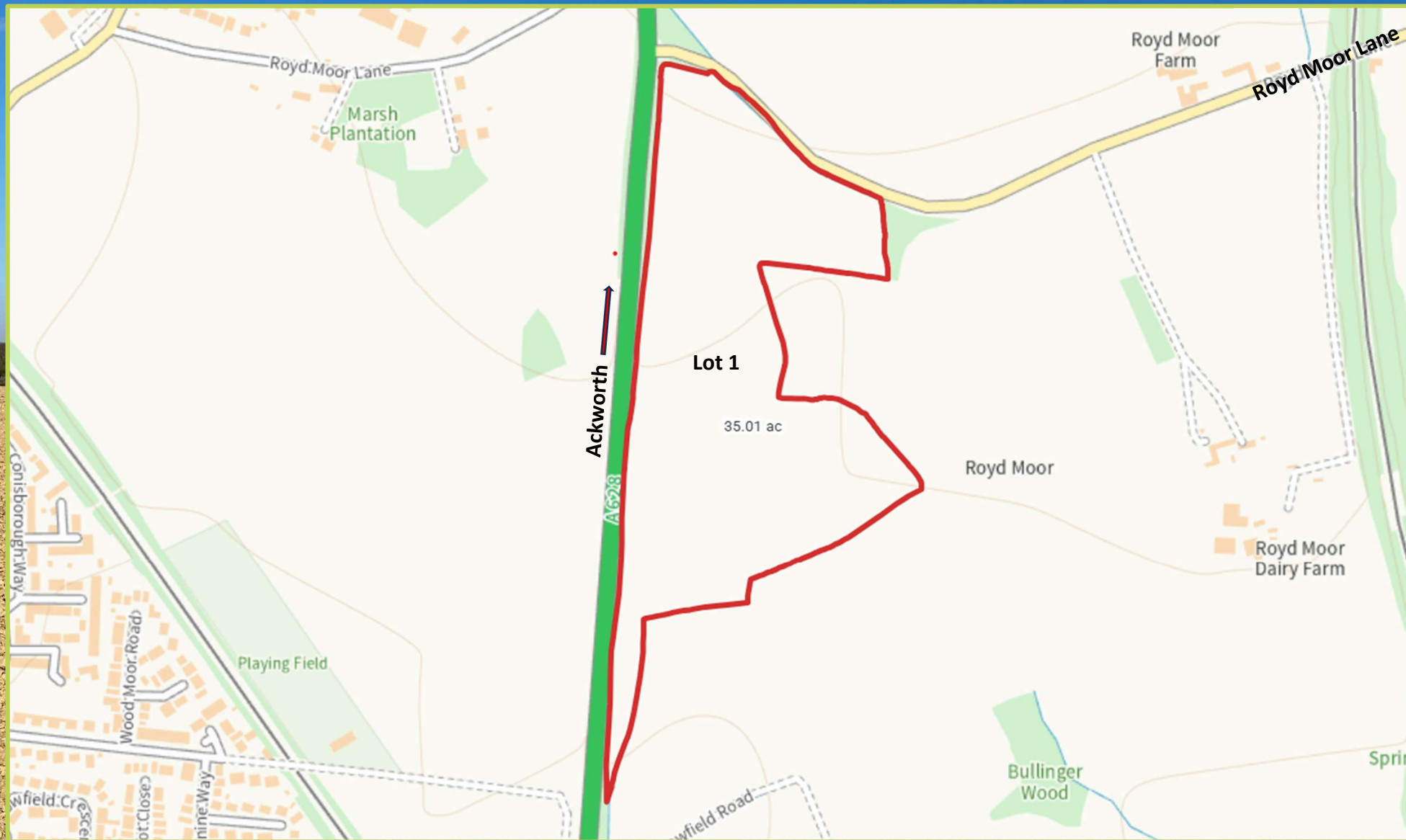
Local Authority:

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

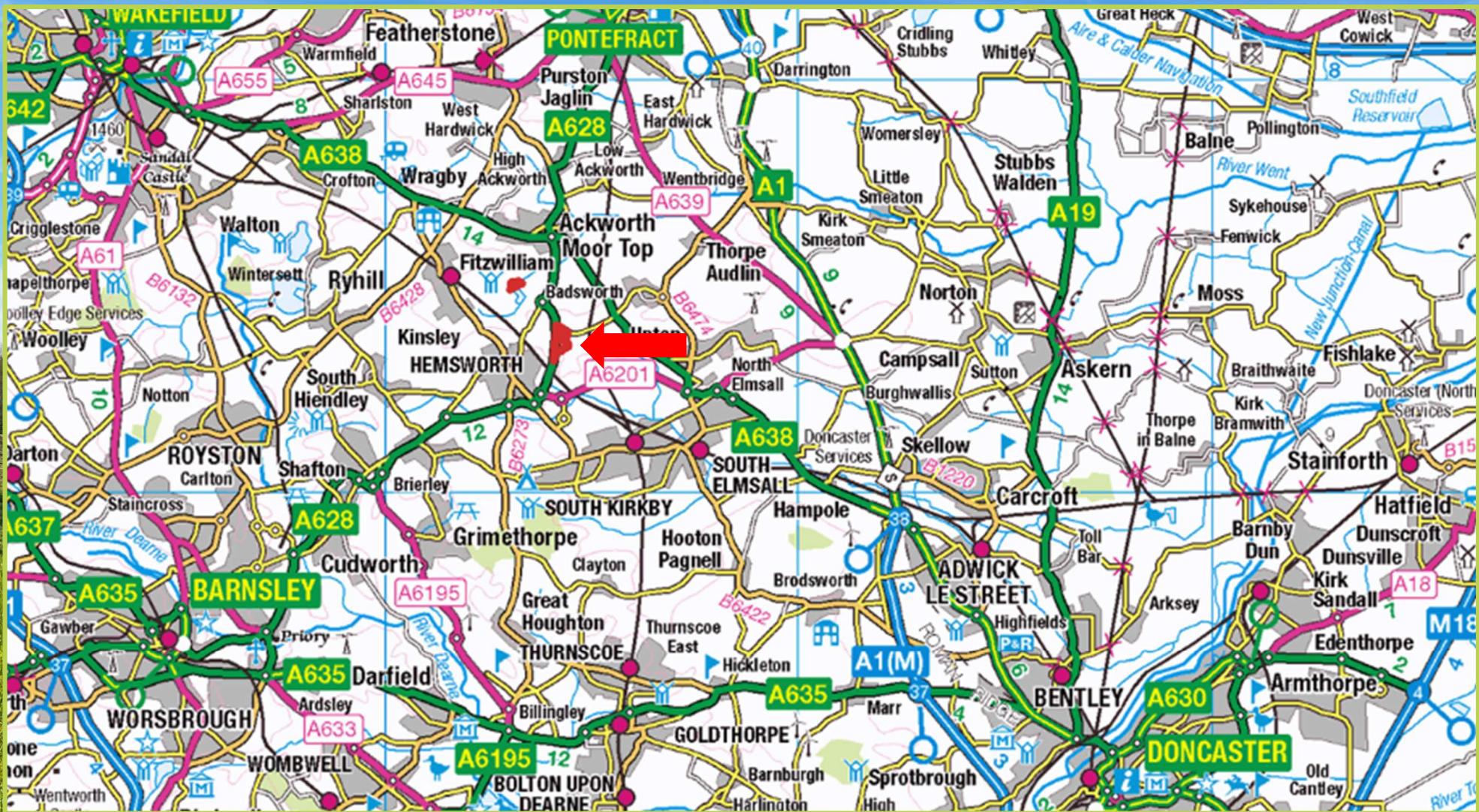
Previous Cropping:

Lot	Description	Area		Previous Cropping			
		Ha	Ac	2022	2023	2024	2025
Lot 1	Arable	14.17	35.01	OSR	Wheat	Wheat	Maize
Total:		14.17 ha	35.01 ac				









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.