



ATTRACTIVE AMENITY / GRASSLAND

George Lane, Notton, Wakefield, WF4 2NJ

OFFERED FOR SALE BY INFORMAL TENDER

Tender Deadline: Friday 19th April 2024 at Noon

Offers in Excess of: £100,000

WILBYS

CHARTERED SURVEYORS

AMENITY / GRASSLAND

George Street, Notton, Wakefield WF4 2NJ

OFFERS IN EXCESS OF: £100,000

An excellent opportunity to acquire a parcel of amenity/grassland extending to 0.67 hectares (1.66 acres) on the outskirts of the village of Notton, Wakefield.

The land is laid to grass and bordered by a mix of mature hedgerows and stockproof fencing. It would be ideal for use as a pony paddock or suitable for livestock grazing. It's edge of village location may offer future development potential.

Access is available direct from George Lane, via double metal gates.

Location and Directions: The land is located on the western outskirts of the village of Notton in Wakefield, West Yorkshire.

Nearest Postcode: WF4 2NJ

What3Words: sketching.timing.roaming (gateway)

Tenure & Possession: The land is offered for sale freehold and vacant possession will be provided upon completion.

Method of Sale: The land is offered for sale by Informal Tender and a copy of the Tender Form is enclosed. The Tender deadline is Friday 19th March 2024 at 12 noon.

Tender's should be submitted to Wilbys, 6A Eastgate, Barnsley, South Yorkshire, S70 2EP. Please ensure the envelope is marked with 'Land at Notton'.

Email tender's will be accepted by prior arrangement with these offices.

Services: We would advise all potential purchasers to make their own enquiries as to the suitability and availability of any services.

Local Authority Wakefield Council
Burton Street, Wakefield, West Yorkshire WF1 2EB
Tel. 0345 850 6506

Overage Provision: The sale of the land will not be subject to any overage provisions.

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

Boundaries, Plans, Areas, Schedules and 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.

Wayleaves, Easements & Rights of Way:

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.

Viewing and Health & Safety:

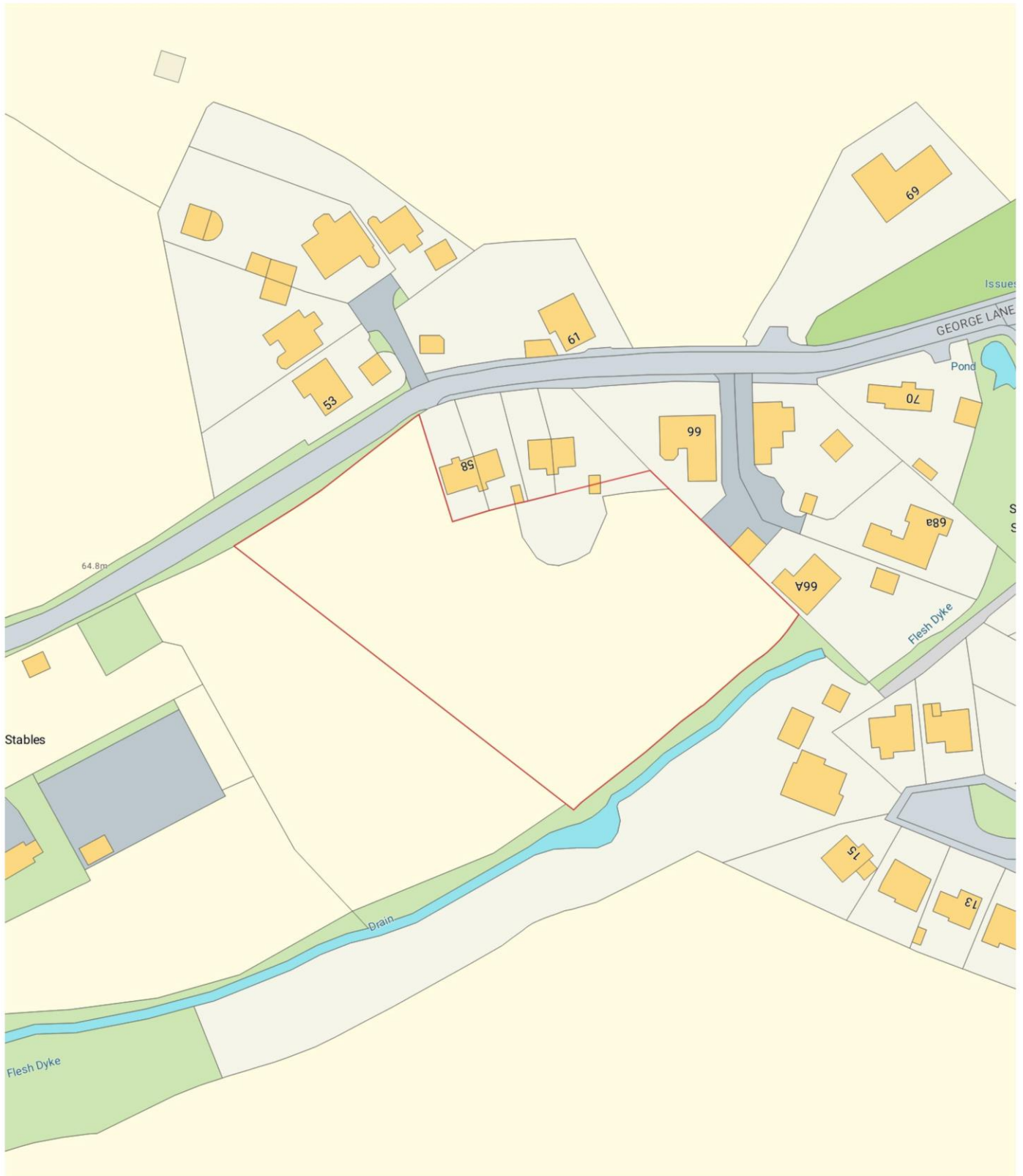
Viewings will be strictly by prior appointment with the Vendor's Agent. All viewings to be conducted during daylight hours only.

Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.

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 also be required prior to any offer being accepted.





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.

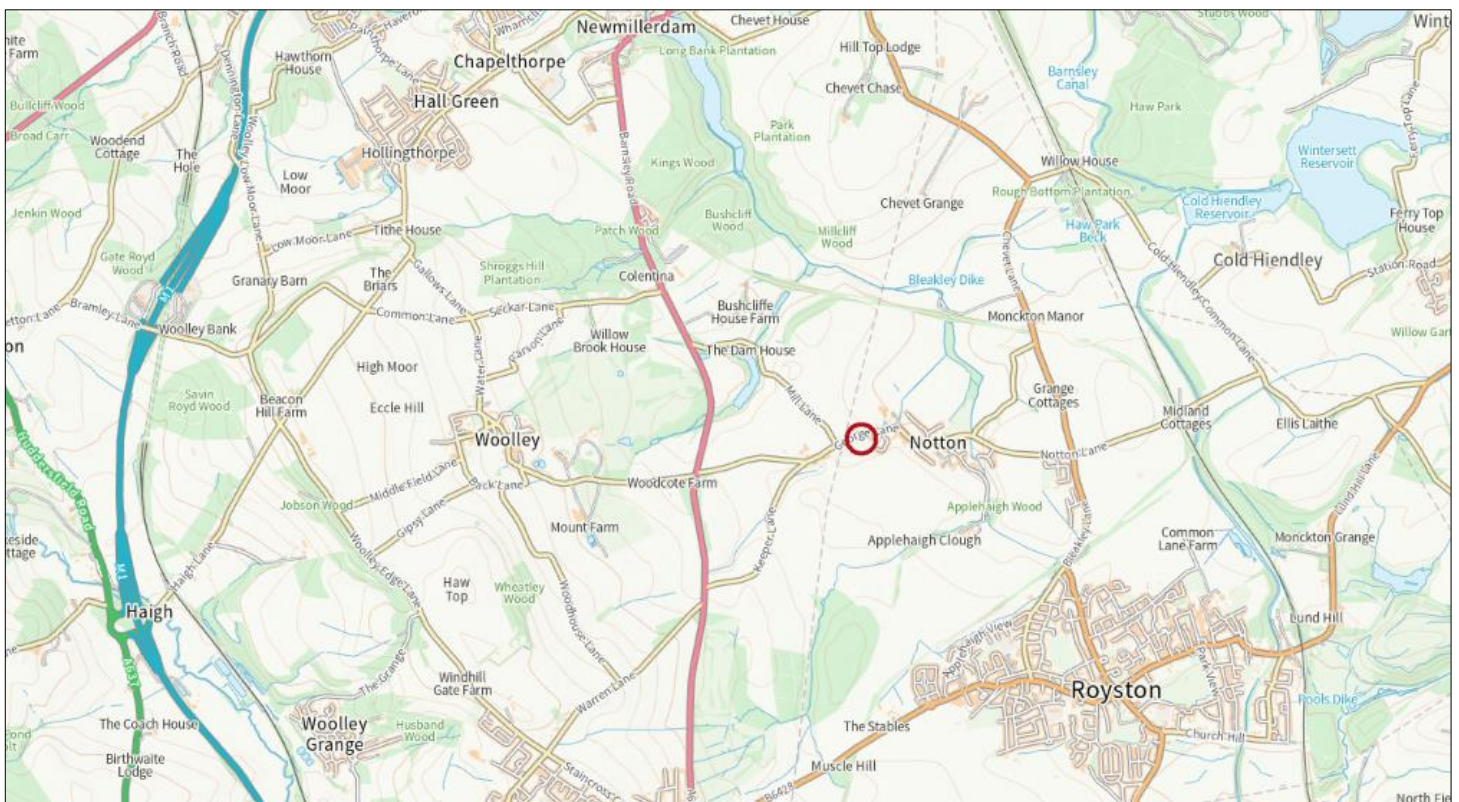
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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.

Location Plan



Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221 | Fax: 01226 732700
Email: contact@wilbys.net
Website: www.wilbys.net



rightmove



INORMAL TENDER APPLICATION FORM

.....
SUBJECT TO CONTRACT

I/We

of

.....

Tel: Email:

Offer the sum for the land as identified in the sales particulars attached hereto

Amount (No.): £.....

Amount (words):.....

I/We confirm that we are able to exchange contracts within 28 days of our offer being accepted.

Funding

Please complete either 1 or 2, and 3:

1. I am/We are cash buyers.

2. I/We will be borrowing finances from:

Name & Address of Bank

.....

3. My/Our tender is/is not dependant on the sale of other property (Delete as appropriate)

The Solicitors representing me/us are:

Name & Address of Solicitors

.....

It is accepted the Vendor reserves the right to accept or refuse any offer and will not be bound by the highest or any offer.

Signed Date

RETURN IN A SEALED ENVELOPE MARKED 'Land at Notton '
TO MESSRS WILBYS BY 12:00 NOON Friday 19th April 2024