



Robertshaws

Chartered Surveyors

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**LAND FOR SALE BY INFORMAL TENDER
ON THE KIND INSTRUCTIONS OF MR & MRS ARMITAGE**

**LAND TO THE REAR OF
BEACONSFIELD, OFF LINFIT LANE.
FLOCKTON MOOR, WAKEFIELD WF4 4BP**



**5 Fields extending to 18.86 acres (7.63 ha) in total,
With shared access from Linfit Lane.**

Guide Price Offers Around £225,000

Best and Final Offers by Noon on 30th September 2021

**Viewing: By appointment with Agent.
Please make arrangements to view via the office
as the land currently has young cattle on.**



Property Particulars

Robertshaws Chartered Surveyors for themselves and the sellers of this property for who they act, give notice that:

- 1) These particulars are a general outline only for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or contract.
- 2) These particulars are prepared based on information provided by clients and from our own inspection. Measurements have been taken by electronic means and while we endeavour to be accurate, discrepancies can occur. Robertshaws Chartered Surveyors have endeavoured to confirm the accuracy of all information but cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective buyers must satisfy themselves as to their accuracy.
- 3) Copies of various plans are attached to the particulars. These are photocopied and may not be to scale.
- 4) Robertshaws will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- 5) They can give no warranty or representation whatsoever in relation to the farming prospects or other matters.
- 6) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- 7) Photographs appearing in this brochure show only certain parts of the property at the time the photograph was taken. No assumptions should be made in respect of parts of the property which are not shown in the photographs
- 8) The reference to any equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective buyers should satisfy themselves as to the fitness of such items for the requirements.
- 9) Viewing is strictly by appointment with Robertshaws Chartered Surveyors.
- 10) Interest parties should note that in line with Money Laundering Regulations 2007 we, as a regulated profession, are duty bound to carry out due diligence on all our clients to confirm their identity.

Land

A block of useful grazing with boundaries of hedge, fence and some dry stone wall in moderate condition. The land is generally sloping, west facing and some is quite steep. The land is zoned Green Belt.

Schedule of acreage:

Field No.	Ha	Acres
2541	1.90	4.7
1046	1.08	2.67
9955	1.04	2.57
1256	2.38	5.88
1862	1.23	3.04
Total	7.63	18.86

The land is registered and BPS has been claimed on the land. Entitlements can be bought if required, at current market price. Otherwise the seller will sell elsewhere.

Services

There is a temporary water connection to the land. There are no other services. The right to run water from Beaconsfield has been reserved and a permanent supply can be installed/the temporary arrangement made permanent, by arrangement with the owner of Beaconsfield. In the alternative, the mains water is believed to be available from Linfit Lane.

Access

An access is included in the sale, as shown on the plan, being from Linfit Lane. Please note that Beaconsfield Farm has a right of access over the lane for pedestrian and equestrian purposes only.

Tenure

The land is freehold and is sold free of restriction.

Price

Guide Price: Offers Around £225,000

Best and Final offers by Noon Thursday 30th September 2021.

Informal Tender Process

Sealed bids should be submitted to the offices of Robertshaws Chartered Surveyors at the address below, by **12 noon on Thursday 30th September 2021.**

Please mark the envelope with “Land at Beaconsfield Tender”

Please include details of solicitors to be used and whether your offer is cash, or reliant on obtaining some form of finance. Please provide proof of funding.

Our Clients are not obliged to accept the highest nor indeed any Tender. Tenders will not be opened until after the closing time and date and will then be discussed with the Clients and there will therefore be a delay in giving a decision.

The successful bidder will be required to provide ID in line with Money Laundering Regulations. We will contact the successful bidder in this regard.

Viewing

By permit to view from the Selling Agent - Robertshaws Chartered Surveyors - info@robertshaws.com. Prospective purchasers are asked to register their interest and give a time when they are likely to be on site. **Please do not leave gates open, there are young cattle on site.**

