

PONTEFRACT WEST YORKSHIRE

(Wakefield 12 miles, Leeds 17 miles)

4.61 ACRES

(1.87 Hectares) or thereabouts



FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION
GUIDE PRICE: OFFERS IN THE REGION OF £260,000.00

Solicitors

Ison Harrison Solicitors
Duke House
54 Wellington Street
Leeds
LS1 2EE

Tel: 0113 284 5000

Ref: Chris Waddingham

Email: chris.waddingham@isonharrison.co.uk

Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

Email: andrew.houlden@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is situated to the northeast to the town of Pontefract in West Yorkshire and is accessed directly off Sowgate Lane.

Description

The land comprises a reasonable shaped block of arable land strategically situated to offer potential for future alternative uses subject to obtaining the necessary planning consents.

The soils are classified as being Grade 2 on Sheet 97 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the "Aberford" Association, with their characteristics described as "shallow locally brashy, well drained, calcareous fine loamy soils over limestone, some deeper calcareous soils in colluvium," and as suitable for "cereals with some sugar beet and potatoes; limited permanent grassland."

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has been used to activate entitlements under the former Basic Payment Scheme.

Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession upon completion.

Outgoings

None known.

Tenantright/Dilapidations

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for dilapidations or any other deductions of any kind.

Early Entry

Early entry on to the land will be permitted for the prospective Purchaser(s) prior to legal completion, subject to an exchange of contracts and the payment of a double deposit (20%).

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Planning

The site is currently designated as Green Belt on the Wakefield Metropolitan District Council Local Plan (2036 adopted 24th January 2024) however residential development has recently taken place on the north western side of Sowgate Lane.

The land may be deemed a suitable infill block for future development, subject to being able to obtain the necessary planning consent.

Development Clause

There is an existing development clawback provision in favour of the previous owner. This is for a 20 year period which started in 2021. This is for 12% of any uplift in value.

The vendors are also adding their own development clause/overage on the land for a period of 15 years from the date of completion. This will be implemented on the grant of planning permission, or the disposal of the land with the benefit of the permission, whichever is the sooner. The overage will also be for 12% in any uplift in value from the existing use value.

Local Authority

Interested parties should make their own enquiries in relation to the land with Wakefield Metropolitan District Council. www.wakefield.gov.uk telephone 03458 506506.

Wayleaves, Easements and Rights of Way

There are overhead lines crossing the field with poles in situ. There is a wayleave agreement in place with Northern Powergrid (Yorkshire) plc.

The land is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sale particulars or not.

Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

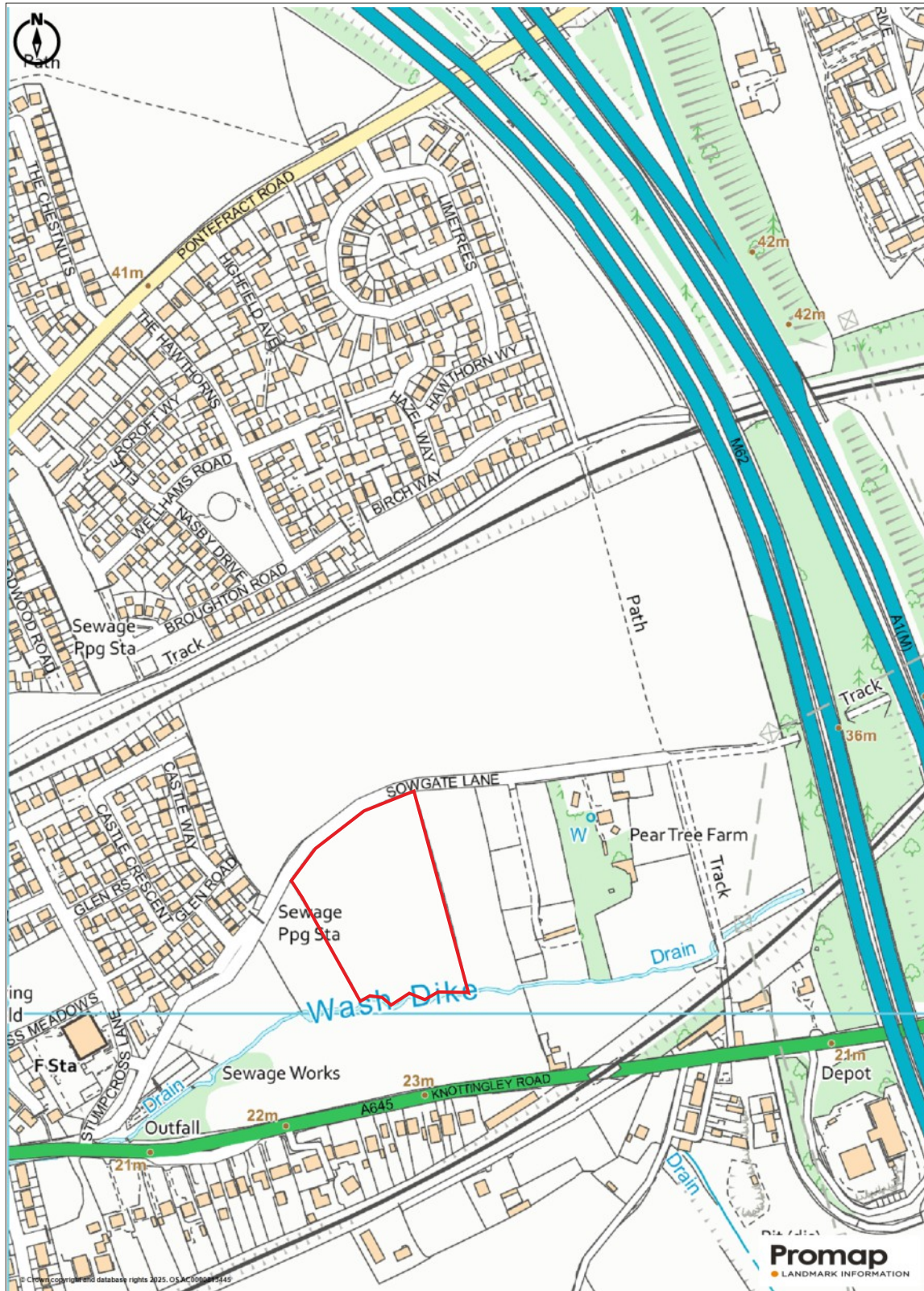
Method of Sale

The land is offered for sale by Private Treaty. Interested parties are invited to discuss their interest with Andrew Houlden, of the Selling Agents, on 01302 714399 or 07970 126303.

LOCATION PLAN



LAND AT PONTEFRACT - SITE PLAN



Important Notice

DDM Agriculture and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and DDM Agriculture have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.