



Guide Price £225,000

- 8.84 acres (3.58 ha)
- Productive grassland and amenity woodland
- Roadside access adjacent to Trough Well Lane
- Suitable for agricultural use
- Green Belt
- Urban fringe location
- Possible future development potential (subject to planning)
- For sale by private treaty

Land At Trough Well Lane, Wrenthorpe, Wakefield, West Yorkshire

A rare opportunity to purchase a block of productive grassland on the outskirts of Wrenthorpe, a popular locality in the suburban fringe of Wakefield

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Land At Trough Well Lane, Wrenthorpe, Wakefield

General remarks

LOCATION

The land is situated adjacent to the village of Wrenthorpe, in the north-west suburbs of Wakefield.

DESCRIPTION

The land extends to approximately 8.84 acres (3.58 ha) and comprises a single field parcel of 7.14 acres of reasonably level grassland suitable for mowing and silage, together with 1.7 acres of amenity woodland, falling to a watercourse along the

boundary. The land is shown edged red on the attached plan. It is enclosed by hedges, with some unfenced sections along the south-east boundary which adjoins a public footpath. The footpath lies outside of the extent of the land being offered for sale.

ACCESS

The access is located on the north-east boundary from an unadopted stone track section of Trough Well Lane.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

TENURE AND POSSESSION

The land is for sale freehold with vacant possession on

completion.

SPORTING RIGHTS

The Sporting Rights are understood to be included in the Freehold and will be included in the sale.

MINERAL RIGHTS

The Mineral Rights are understood to be excluded from the Freehold and will be excluded from the sale.

ENVIRONMENTAL SCHEMES

None of the land has been entered into any Environmental Schemes by the Sellers.

Services

It is understood that the land is not connected to any services.

Local Authority

Wakefield Council

Planning

The land is shown as being within the Green Belt. It is however immediately adjacent to existing housing and may have future development potential, subject to the grant of planning consent.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/> The Ofcom website shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location.

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

Plans and Areas

The attached plan and specified areas are based on the Ordnance Survey and are included for reference only. They have been checked by the Seller's Agents and the Purchasers will be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. All boundaries, dimensions and areas are subject to verification from the Title Deeds.

Agent's Notes

The land will be sold subject to all rights of way, water, sewerage, support, wayleave or other easements and to all charges connected with or chargeable on it whether mentioned in these particulars or not.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. As part of the requirements, the Agent must obtain evidence of the identity, proof of address and we will also need to see proof of funding of potential buyers. Prior to an offer being accepted all parties who are purchasing must provide the necessary evidence together with proof of funding and origin of funds. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Viewing

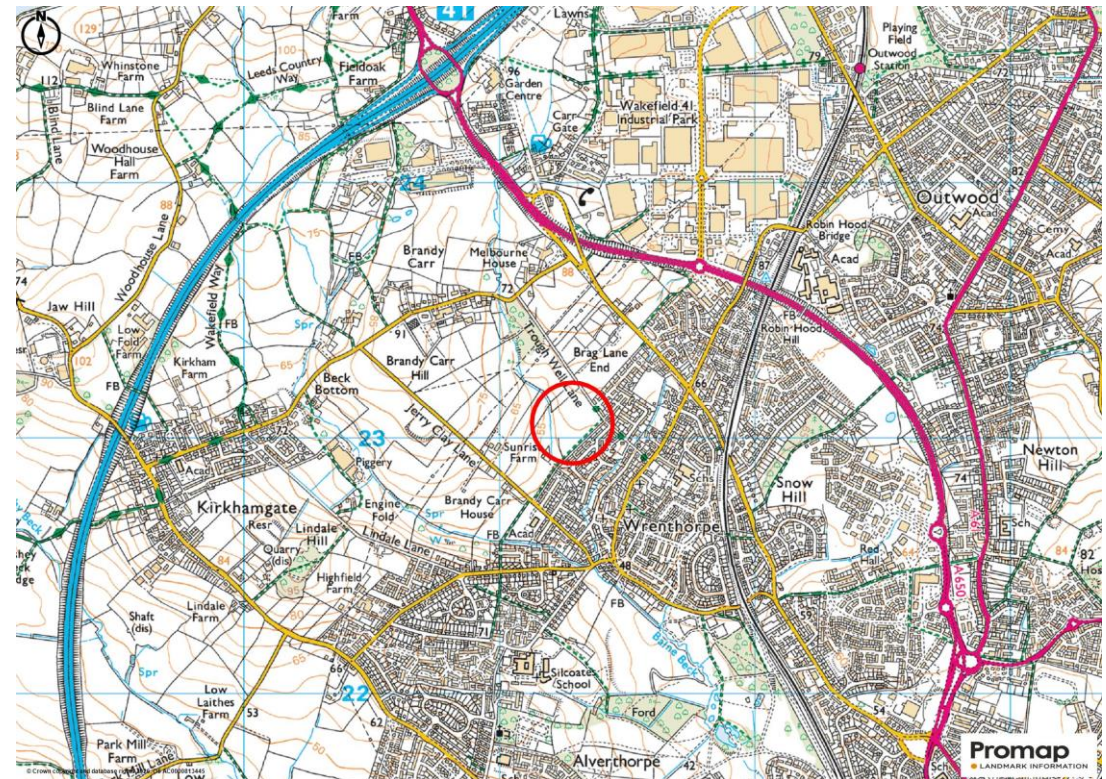
The land can be viewed at any reasonable time during daylight hours, at the potential purchaser's own risk, when in possession of a set of these particulars. Interested parties are requested to ensure that the access gate is kept closed at all times. Viewing must be pedestrian access only and no vehicular access will be permitted.

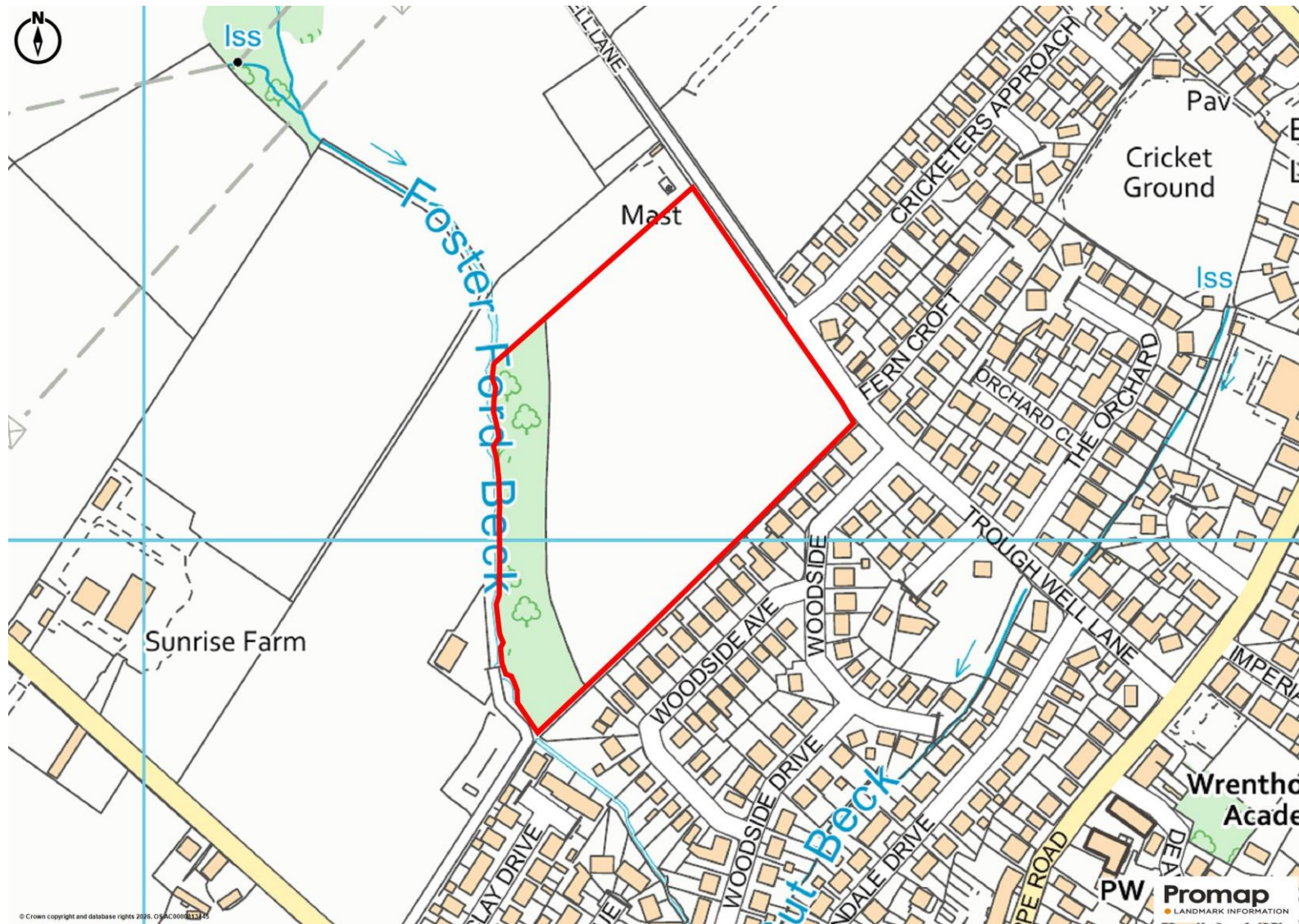
Enquiries

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Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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