



24.53 acres of agricultural land at | Normanton, Castleford

An opportunity to acquire 24.53 acres (9.92 hectares) or thereabouts of productive agricultural land, located in three parcels. The property is available as a whole or in three separate lots as follows:

Lot 1 - 17.89 acres of arable land west of Lock Lane

Lot 2 - 2.14 acres of arable land east of Lock Lane

Lot 3 - 4.50 acres of arable land east of Lock Lane

Offers Over £300,000 (The Whole)

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LOT 1-17.89 ACRES OF ARABLE LAND WEST OF LOCK LANE

Grade III arable field fronting Lock Lane. Two productive parcels of arable land, capable of growing cereals and root crops. The soil falls within the Dale series, characterised as slowly permeable seasonally waterlogged clayey, fine loamy over clayey and fine silty soils on soft rock often stoneless.

LOT 2-2.14 ACRES OF ARABLE LAND EAST OF LOCK LANE

Grade III arable field fronting Lock Lane. A productive single parcel of arable land, capable of growing cereals and root crops. The soil falls within the Dale series, characterised as slowly permeable seasonally waterlogged clayey, fine loamy over clayey and fine silty soils on soft rock often stoneless.

LOT 3-4.51 ACRES OF ARABLE LAND EAST OF LOCK LANE

Grade III arable field fronting Lock Lane. A productive single parcel of arable land, capable of growing cereals and root crops. The soil falls within the Dale series, characterised as slowly permeable seasonally waterlogged clayey, fine loamy over clayey and fine silty soils on soft rock often stoneless.

TENURE

Freehold with vacant possession on completion, and following the 2024 harvest.

WAYLEAVES AND EASEMENTS

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

SERVICES

We are unaware of any services to the land.

SPORTING AND MINERAL RIGHTS

We understand the Sporting Rights are included within the sale(s), so far as they are owned. The Mineral Rights are owned by a third party, and so excluded from the sale(s).

NITRATE VULNERALBE ZONE (NVZ)

We have checked the Environment Agency NVZ Map which confirms the land falls outside a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Wakefield District Council
Wakefield One, Burton Street, Wakefield. WF1 7EB
Tel: 01924 304447



GUIDE PRICE

Lot 1 - 17.89 acres of arable land west of Lock Lane –
Guide Price £220,000

Lot 2 - 2.14 acres of arable land east of Lock Lane –
Guide Price £30,000

Lot 3 - 4.50 acres of arable land east of Lock Lane –
Guide Price - £50,000

The Whole: offers over: £300,000

METHOD OF SALE

The land is offered for sale by private treaty. The vendors reserve the right to conclude the sale by whatever method they deem appropriate.

ANTI-MONEY LAUNDERING REGULATIONS

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

Wilkin Chapman Solicitors
The Hall, Lairgate, Beverley, East Yorkshire. HU17
8HL

For the Attention of Alistair Latham

AGENT CONTACT

Henry J Scott BA (Hons) MSc MRICS
Partner
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Email: henry.scott@boultoncooper.co.uk

PLANS, AREAS 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.

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.

VIEWING

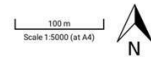
By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this property.



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VIEWING

Strictly by appointment with the Agents.

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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 inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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