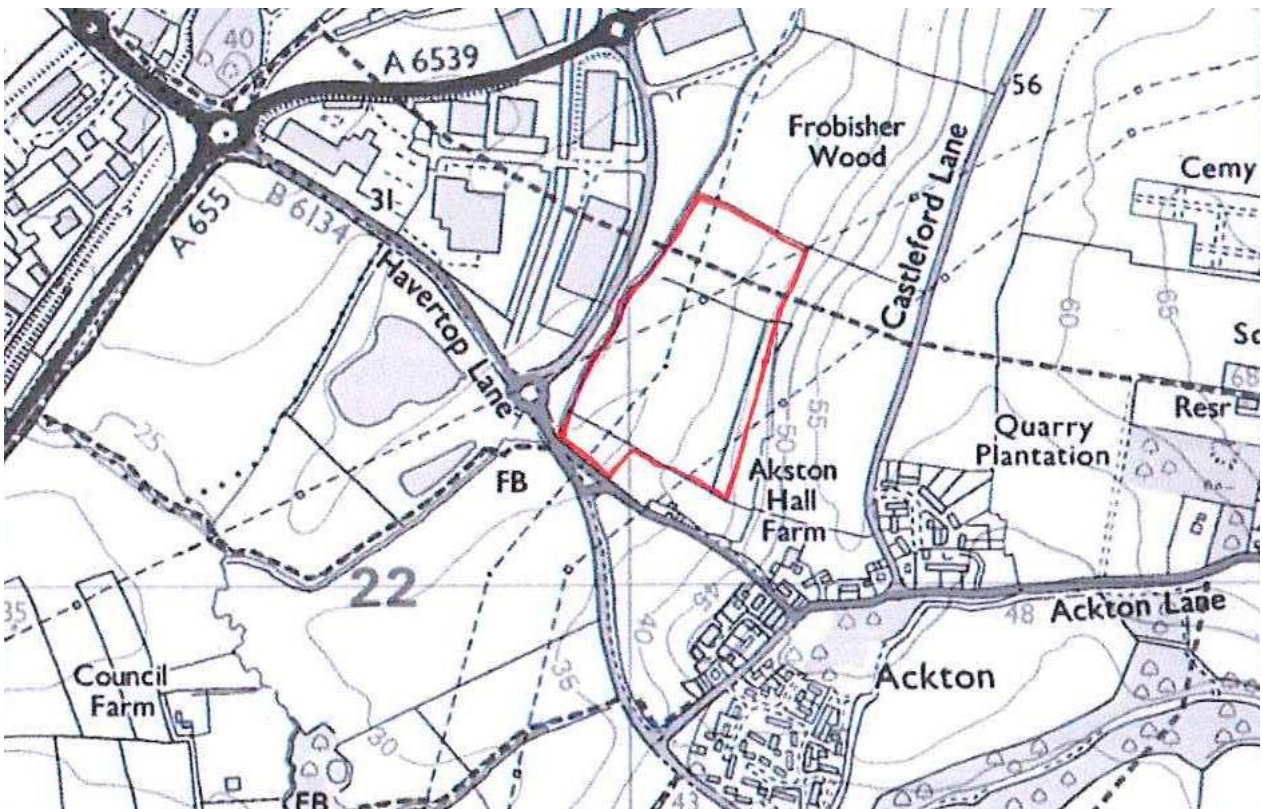


Parva House, 335C Wakefield Road, Denby Dale, Huddersfield HD8 8RT  
Tel: 01484 866368- info@robertshaws.com/ www.robertshaws.com

**On behalf of G M Cressey & Son**

**Expressions of interest in land at  
Loscoe Lane, Ackton, Pontefract,  
West Yorkshire WF7 6HR**



**Approx 1 mile from Junction 31 of the M62.**

**Extending to approx 25 acres (10 ha)**

### **Property Particulars**

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

- 1) 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
- 2) Copies of various plans are attached to the particulars. These are photocopied and may not be to scale.
- 3) Robertshaws will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- 4) 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.
- 5) 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
- 6) Viewing is strictly by appointment with Robertshaws Chartered Surveyors.
- 7) 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.

Our clients have submitted this land into the Wakefield MBC “Call for Sites”. They are looking for a Promotion Agreement or Option to take the land forward for development.

All Expressions of Interest should confirm the following:

1. Percentage of gross value or price per acre offered.
2. What costs will be deducted from this offer.
3. Timescales.
4. Confirmation that the site will be actively promoted and not put into a land bank.

### **Information**

The land is held under Registered Title WYK597329.

The subject land is identified on the map attached by red edging.

### **Easements/Wayleaves**

The land is affected by a number of power lines.

Our Clients are not obliged to accept the highest nor indeed any Expression of Interest.

All Expressions of Interest will be discussed with the Clients. There will therefore be a delay in giving a decision.

## **Offers/Expressions of Interest to:**

**Liz Robertshaw on 01484 866368 or  
lizrobertshaw@robertshaws.com**

**By 30<sup>th</sup> January 2019**



## Land at Ackton - Location Plan

