

WOODLAND FOR SALE



Red line is for identification purposes only.

Extending to Approx 4 Acres

A mixed woodland of Ash, Sycamore, Oak and other species,
this woodland runs along the east side of Paul Lane
and South of Wakefield Road (A642).

There is a good, fenced access from Paul Lane.

The site includes a formerly quarried area and an ash tip.

The boundaries are generally dry stone wall.

Guide Price: Offers over £35,000

Best and Final offers by Noon Thursday 20th August 2020

Viewing: By Permit to View, carrying the brochure, in daylight hours.

Please take care as there are steep inclines and the land is rough and overgrown in places.

**For Enquiries please contact Liz Robertshaw on
info@robertshaws.com**

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 by Permit to View from 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.

Restrictions

The wood is being sold with full title and no restrictions imposed.

Price

Guide Price: **Offers over £35,000**

Best and Final offers by **Noon Thursday 20th August 2020.**

Tender Process

Sealed bids should be submitted to the offices of Robertshaws Chartered Surveyors at the address below, by **12 noon on Thursday 20th August 2020.**

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.



Parva House, 335C Wakefield Road, Denby Dale
Huddersfield HD8 8RT