

48.27 Acres (19.53 Hectares) off Tyersal Lane, Tyersal, Pudsey

StephensonsRural

SR
Est.1871





48.27 Ac (19.53 Ha) pasture land between Tyersal Road (to the north) and Tyersal Lane (to the south)

Offers Over: £650,000

Location
The land is located between the market town of Pudsey and the village of Tyersal on the edge of Leeds and Bradford and extending up to Tyersal Road to the north and Tyersal Lane to the south. Access is directly from Tyersal Road to the north.

Description
A block of pasture land that comprises four fields which slope down towards Tyersal Beck. The land is divided and enclosed by some stock-proof fencing, hedges and stone walls; it is suitable for grazing and mowing.

The land is classified as Grade 3 on the Agricultural Land Classification and the soils fall within the East Keswick 2 Soil Series, being described as deep well drained fine and coarse loamy soils suitable grassland.

What3Words///
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Tenure
Freehold with vacant possession on completion.

Services
There is no mains water laid to the Land but water is available from Tyersal Beck.

Wayleaves & Easements
The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.
There are is an electric line crossing the land.

Rights of Way
The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.
There is a public bridleway which crosses from Point A-B on the plan.

Nitrate Vulnerable Zone (NVZ)
The property does not fall in a Nitrate Vulnerable Zone.

Sporting and Mineral Rights
The Sporting Rights and Mineral Rights are included in the sale so far as they are owned.

Overage
There is an existing overage on the land whereby 25% of any uplift in value from the granting of planning consent for any reason that is not agricultural, equestrian or horticultural shall be due to the previous owner with approximately 23 years remaining on the term.

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Viewing
By appointment from the Agents only. Please note that 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 sale. Please also register at www.stephenson.co.uk for regular updates.

Plans and Measurement
The plans, areas and measurements provided are for guidance and 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.

Local Authority
Leeds City Council, Business Support Centre, St George House, 40 Great George Street, Leeds LS1 3DL t:01133 760 450

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.

Method of Sale
The Property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

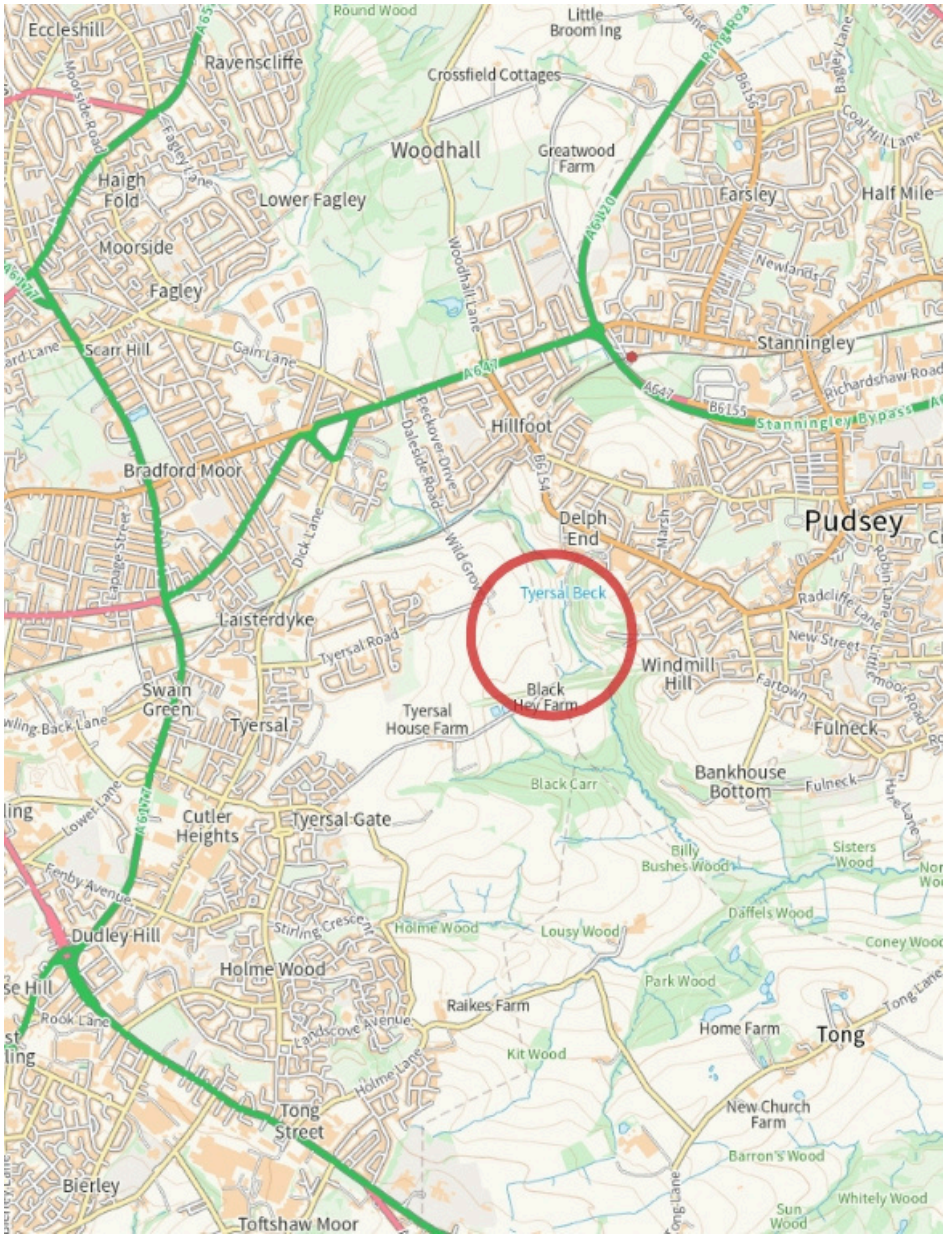
Guide Price
Offers Over
£650,000

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.

Agent Contact
For further information please contact:

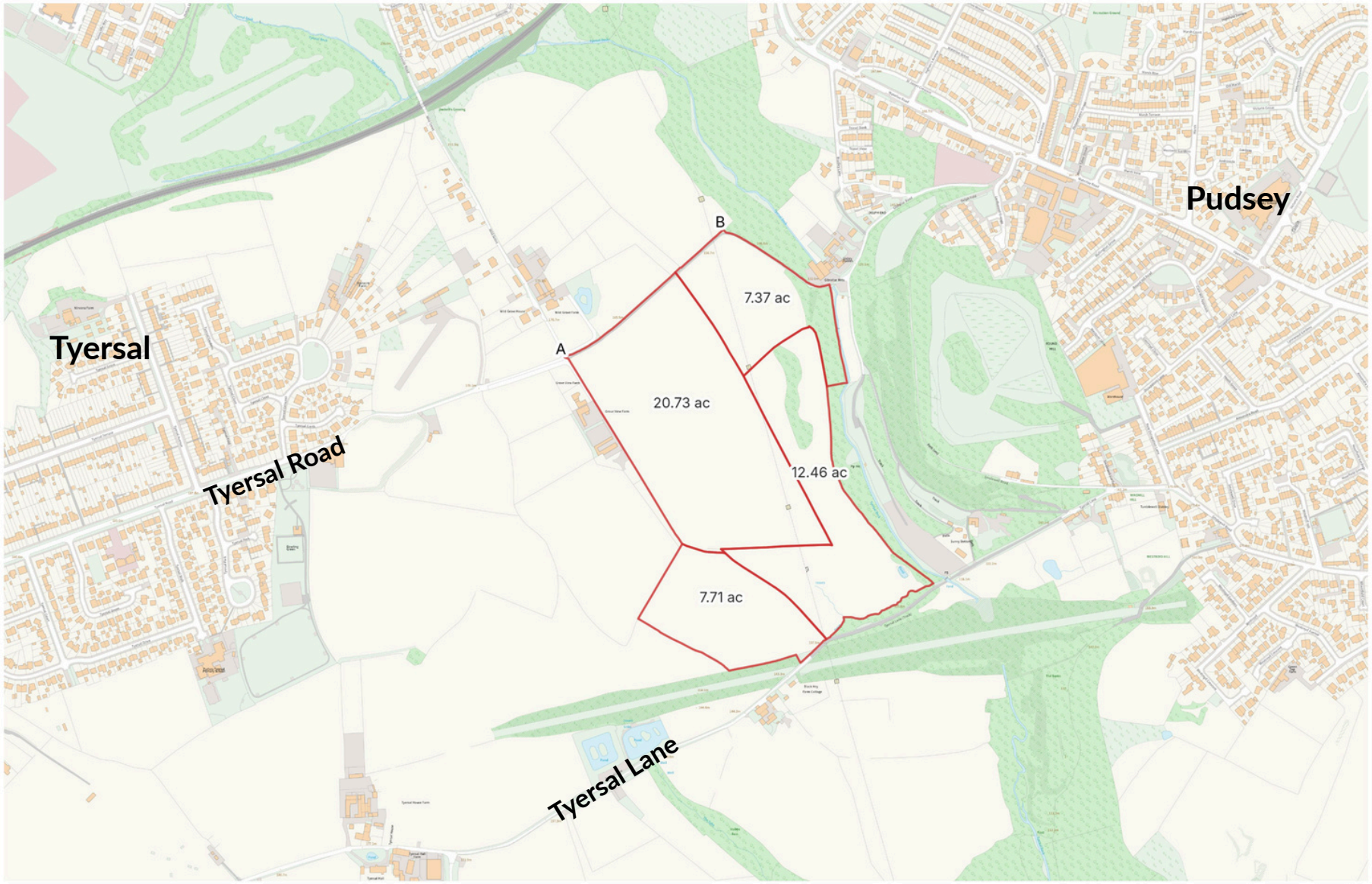
James Stephenson FRICS FAAV
E: jfs@stephenson.co.uk
T: 01904 489 731
M: 07801 685 661

Mary Foster MRICS FAAV
E: mary.foster@stephenson.co.uk
T: 01904 489 731



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Important Notice
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 inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out general guide only and do not constitute any part of the contract (i i) no person in the employment of Stephensons R ural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



SR Est. 1871
York Auction Centre, Murton
York YO19 5GF
t: 01904 489731
e: enquiries@stephenson.co.uk
stephenson.co.uk

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