



Land on Wetherby Road

| BARDSEY, LEEDS

| **Carter Jonas**

LAND AT WETHERBY ROAD BARDSEY LEEDS LS17 9DX

**Class Q Barn,
Telecommunications Mast
and productive block of
arable land with excellent
road frontage.**

Lot 1 - General purpose steel portal frame agricultural building with planning consent by virtue of Class Q Permitted Development Rights for conversion to a residential dwelling set in approx. 0.88 acre.

Lot 2 - Telecommunications mast generating a rental income of £6,000 per annum

Lot 3 - Productive block of commercial arable land extending in all to approximately 55.60 acres (22.50 hectares).

Lot 4 - Productive block of commercial arable land extending in all to approximately 53.53 acres (21.67 hectares).

The Property is offered for sale by private treaty as a whole or in up to 4 lots.





LOCATION

The Property is situated on the southern fringe of the village of Bardsey and 4.5 miles to the south-west of the market town of Wetherby. The land fronts the A58 public highway which in turn provides excellent roadside frontage.

CLASS Q BARN (LOT 1)

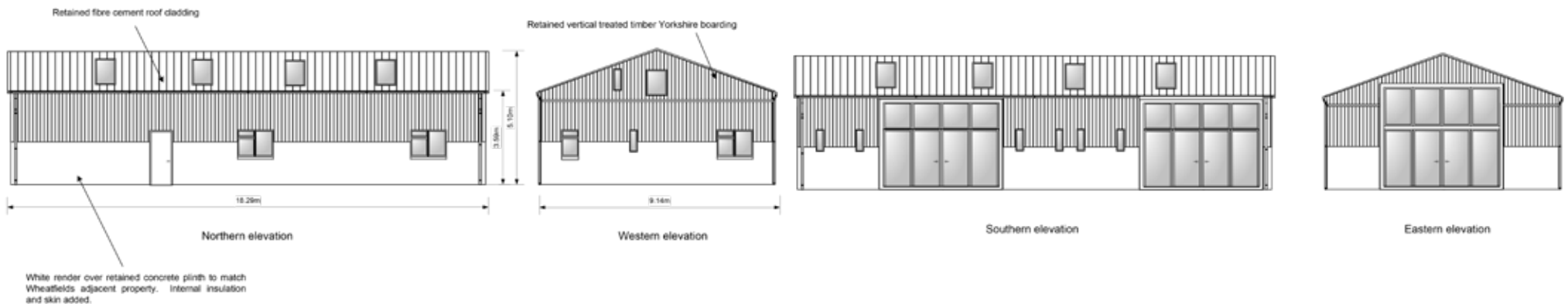
Situated on the southern edge of the popular village of Bardsey, a general purpose steel portal framed agricultural building (60' x 30') benefitting from planning consent by virtue of Class Q Permitted Development Rights (Planning Refs: 18/O4221/DPD and APP/N4720/W/19/3219850). Pre-commencement conditions have been discharged by the vendors (Ref: 19/O5279/COND).

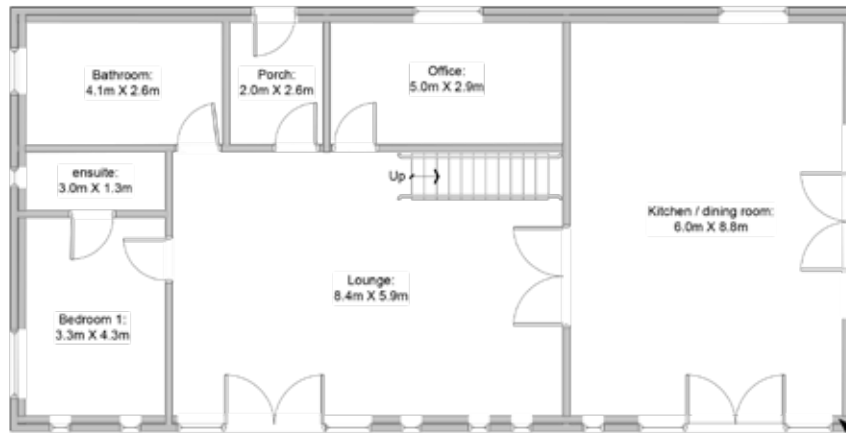
The development will provide flexible family living accommodation extending to approximately 1,800ft² and comprising open plan kitchen/dining area open to the eaves, lounge, office, cloakroom and en-suite bedroom to the ground floor with two further bedrooms to the first floor including a galleried landing overlooking the kitchen/dining area.

Externally, there is private parking, garden area and a paddock extending in all to approximately 0.88 acre.

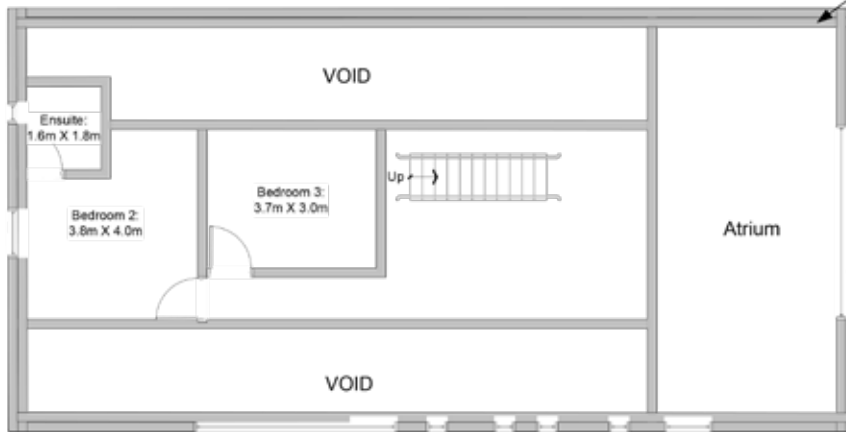
TELECOMMUNICATIONS MAST (LOT 2)

Telecommunications Mast Site let by virtue of a commercial lease and operated by EE Ltd and Hutchinson 3G Ltd. The lease which is for a term of 10 years, commenced on 20th December 2017 with a current rent passing of £6,000 per annum.





Internal insulated single brick skin added



LAND (LOTS 3 AND 4)

A productive block of commercial arable land extending in all to approximately 109.13 acres (44.17 hectares) split into two parcels.

The land is classified as Grade 3 with the underlying soil type being predominantly part of the "Rivington 2" series, which is

described as well-drained coarse loamy soil over sandstone which is suitable for arable cropping, dairying and stock rearing.

The field parcel situated to the north has a north-east facing aspect rising from approximately 50 metres above sea level on the northern boundary to 90 metres above sea level on the southern boundary. The field

parcel to the south has an easterly aspect rising from 80 metres above sea level eastern boundary to 100 metres above level on the western boundary.

The land is bounded predominantly by mature hedgerow with excellent roadside frontage to the A58 public highway.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

The Vendors reserve the right to conclude the sale by any other means at their discretion.

TENURE & POSSESSION

The Property is offered for sale freehold with vacant possession available upon completion.

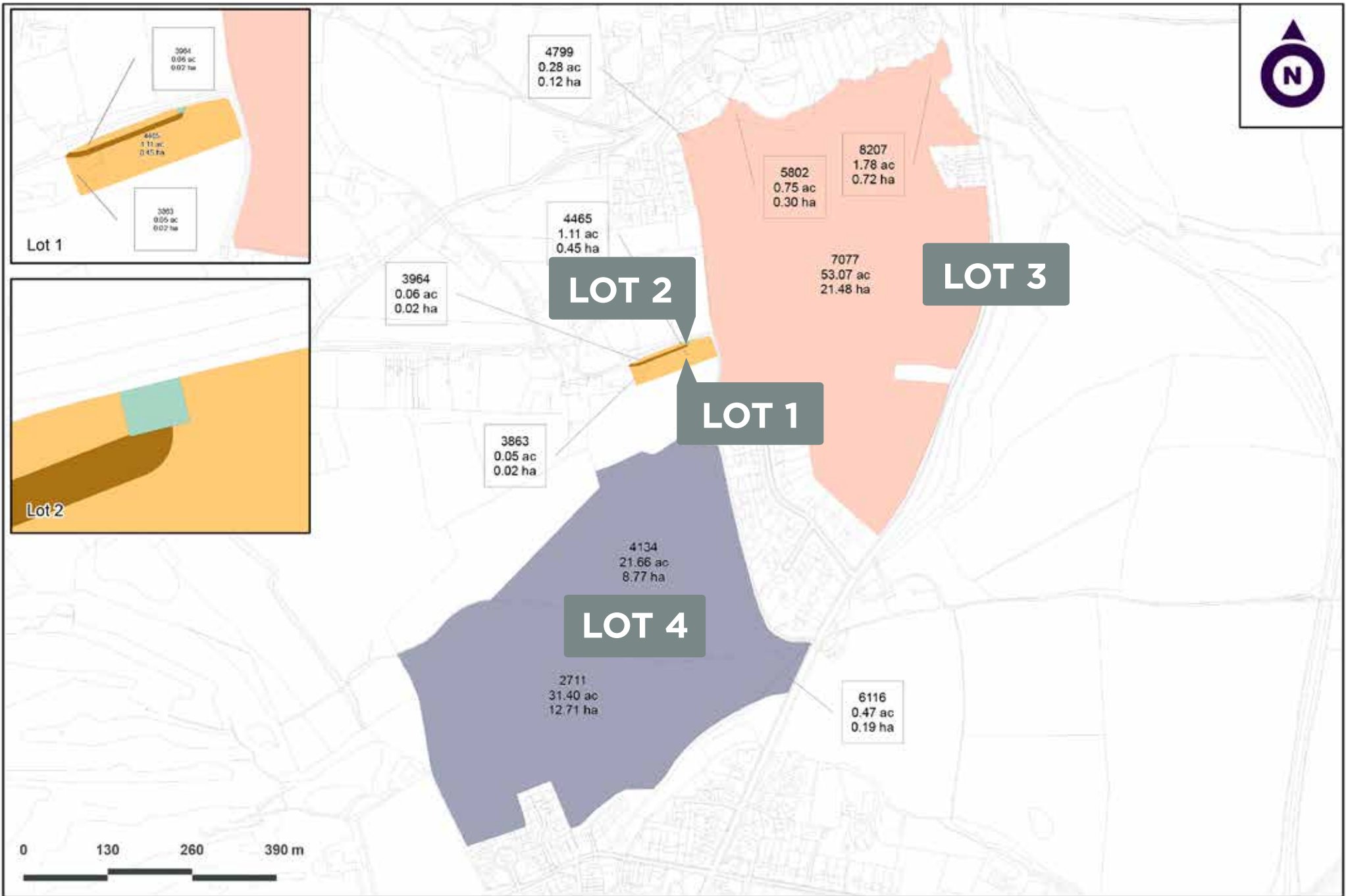
BASIC PAYMENT SCHEME

The eligible farmland has been registered for the Basic Payment Scheme (BPS). The appropriate Basic Payment Scheme Entitlements are included within the sale. The Vendors will use their reasonable endeavours to transfer the appropriate BPS entitlements to the Purchaser(s) upon completion in accordance with the scheme rules. The Vendors have submitted a Basic Payment Scheme claim for the 2020 scheme year and the vendor will retain the 2020 payment.

The joint selling agents will administer the Transfer and charge the Purchaser(s) a fee of £300 plus VAT for each transfer.

OVERAGE

The purchaser(s) of Lots 1, 3 and 4 will enter into an Overage Agreement for a term of 30 years whereby if planning consent is granted for a use other than agriculture, woodland or equestrian purposes, a clawback of 50% will be due in favour of the Vendors which will be triggered on the implementation of, or sale with planning consent, whichever occurs first.



ADDITIONAL INFORMATION

An additional information pack containing the planning decision notice, approved plans and the Telecommunications Lease is available from the selling agents on request.

SERVICES

Lot 1 is proposed to be served by mains water and electricity with private drainage to a septic tank.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

A private right of way over Lot 1 is reserved in favour of Lot 2 as shown shaded brown on the sale plan attached hereto.

The Purchaser of Lot 1 will be obliged to erect and maintain boundary structures to a specification to be agreed with the vendors within 6 weeks of the date of completion.

A public footpath transects the north-west corner of Lot 3.

The sale of Lot 1 will be subject to a water and drainage easement in favour of the property known as Wheatfields.

HEALTH & SAFETY

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

SPORTING TIMBER & MINERAL RIGHTS

The sporting and mineral rights are understood to be included with the freehold.

LOCAL AUTHORITIES

Leeds City Council

www.leeds.gov.uk

VIEWINGS

Viewings are permitted on foot and during daylight hours with the particulars in hand and having first made an appointment with the selling agents. Gates should remain closed at all times.

POSTCODES

Lot 1 and 2 are accessed from Tithe Barn Lane, Bardsey, LS17 9DX

Lots 3 and 4 are accessed from the A58 (LS14 3BD)



Lot 1 - bedrock.broth.afraid

Lot 2 - acrobatic.laser.stumble

Lot 3 - regime.ahead.upstarts

Lot 4 - proposals.sunblock.gems



LOT 4

HARROGATE

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IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



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