Land at Clough Road
Flockton, Wakefield

SEALED BIDS – GUIDE PRICE £150,000

CORNERSTONE ARE PROUD TO MARKET APPROXIMATELY 5.3 ACRES OF AGRICULTURAL LAND & APPROXIMATELY 4 ACRES OF WOODLAND TWIX-BETWEEN FLOCKTON & EMLEY. SET AMONGST STUNNING COUNTRYSIDE AND OFFERING PLENTY OF SCOPE FOR THE ERECTION OF EQUESTRIAN FACILITIES OR A PERSONAL SMALL HOLDING *SUBJECT TO PLANNING*.
With a natural watercourse bordering the land to the North under Woodland cover and access to a network of bridal paths, Equestrian enthusiasts will take a keen interest as well as being able to hack out for miles without venturing on to public highways. Combining both field and woodland, this listing is a unique and interesting opportunity. Power could be achieved in a number of ways from small wind turbine to solar panels *subject to planning*.

For more information please enquire on 01484 428336 - option 1.

Flockton

Flockton is a well-regarded village that provides all required needs for a family but is also located close to many main attractions that includes the National Coal Mining Museum, Yorkshire Sculpture Park and Cannon Hall Farm recently covered by 'Springtime on the Farm'. Flockton benefits from a positioning which allows for swift access to commuter routes avoiding the village if so desired.
PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.

Cornerstone Estate Agents will offer a 10% discount off our commission fees to a client buying a property through ourselves who also instructs us to sell their own property.