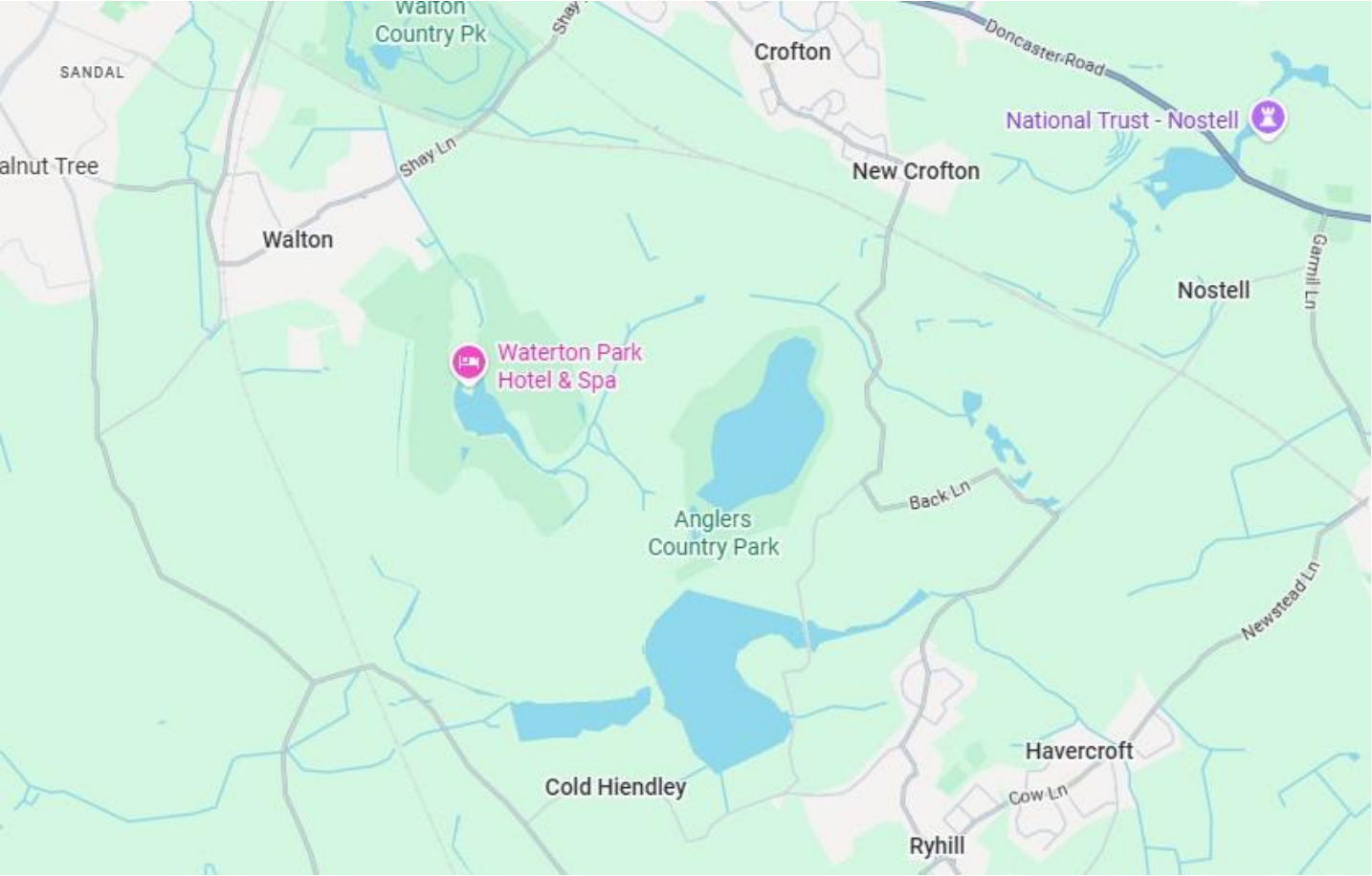


**FARM LAND BETWEEN WALTON AND NOSTELL, WAKEFIELD, WF4 2EA**

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## PROPERTY DESCRIPTION

APPROXIMATELY 110 ACRES OF SUPERB FARM LAND BEAUTIFULLY POSITIONED BETWEEN THE VILLAGES OF WALTON, NOSTELL AND ROYSTON JUST OUT OF THE VILLAGE OF WINTersetT BEING CLOSE TO THE ANGLERS COUNTRY PARK AND RURAL SCENERY. IN A DELIGHTFUL BLOCK, WE OFFER THE 110 ACRES IN SEVEN LOTS, GENEROUSLY PROPORTIONED WITH LOT SIZES FROM 4.9 ACRES UP TO 32.6 ACRES. WITH GOOD ROAD AND TRACK ACCESS, THE LAND IS CURRENTLY DOWN TO GRASS AND IS WELL BOUNDARIED.

**LOT 1 – 5.5 acres**

Offers Around £75,000.

**LOT 2 – 4.9 acres**

Offers Around £70,000.

**LOT 3 – 12.7 acres**

Offers Around £180,000.

**LOT 4 – 8.3 acres**

Offers Around £120,000.

**LOT 5 – 16.2 acres**

Offers Around £230,000.

**LOT 6 – 30.0 acres**

Offers Around £420,000.

**LOT 7 – 32.6 acres**

Offers Around £450,000.

It should be noted that Lots 3, 4, 5 and 6 will have a 20ft strip of ownership of the access road/track. This will provide access for the neighbouring Lots, whether this be boundaried will be dependent upon the owners of the individual plot's requirements. The right of way will be approximately 20ft wide and will lead as far down as Lot 7. The adjoining plan within these sales particulars will help demonstrate.

## LOT 1

A **5.5 acre** field with road frontage onto Santingley Lane. The field is currently rented out at £434 pcm, this agreement expires on the 1st December 2028  
**Offers Around £75,000.**



## LOT 2

With broad access from Santingley Lane measuring approximately **4.9 acres**.  
**Offers Around £70,000.**





## LOT 3

Measuring approximately **12.7 acres**, this delightful block of land has a good amount of woodland and is accessed from the track that adjoins Santingley Lane. **Offers Around £180,000.**





## LOT 4

Once again, with access off the track. This measures approximately **8.3 acres**.  
**Offers Around £120,000.**



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## LOT 5

A superb **16.2 acre** block, once again, with access from the track.  
**Offers Around £230,000.**



## LOT 6

A superb **30 acre** block of land with access from the track.  
**Offers Around £420,000.**



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## LOT 7

A superb **16.2 acre** block, once again, with access from the track.  
**Offers Around £230,000.**





## **ADDITIONAL INFORMATION**

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 18/02/2026

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PROPERTY VIEWING NOTES



### MAIN CONTACTS

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