

# SCREETONS

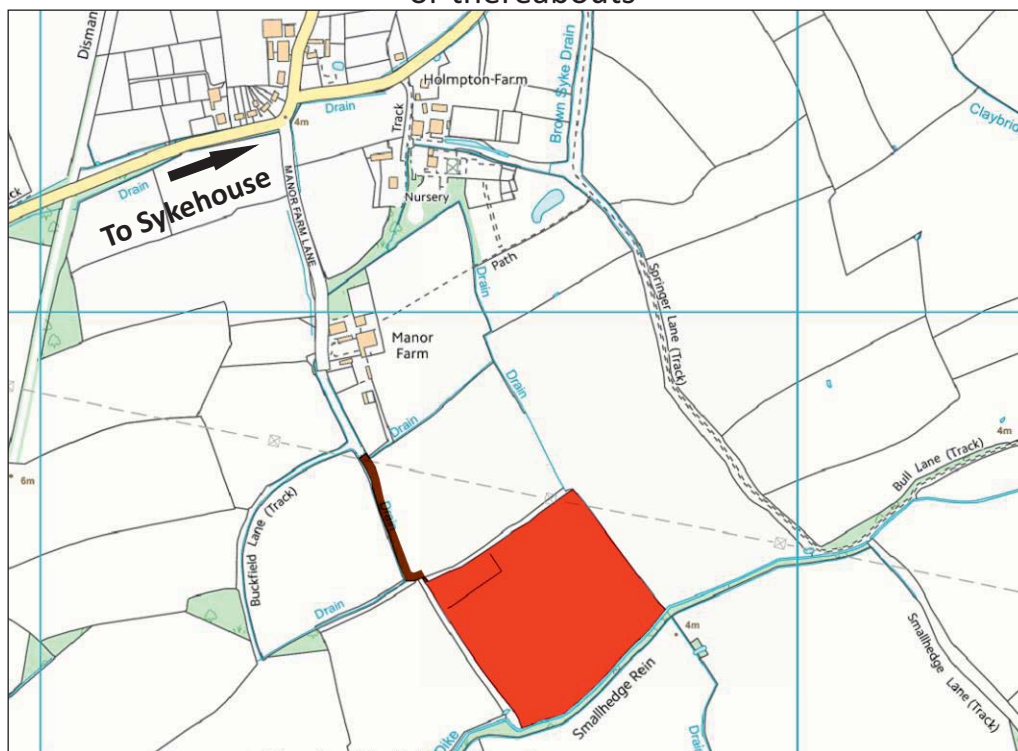
AGRICULTURE

## MANOR FARM LANE, SYKEHOUSE SOUTH YORKSHIRE

(Doncaster 8 miles, Goole 9 miles)

### 13.76 ACRES (5.57 HECTARES)

or thereabouts



## PRODUCTIVE GRASS LAND

FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 06 SEPTEMBER 2019

GUIDE PRICE: £100,000.00

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

#### Solicitors

Dickinson Wood  
28 South Parade  
DONCASTER  
DN1 2DJ

Tel: 01302 329504

Fax: 01302 323636

Ref: Mark Dickinson

E-mail: [mrd@dickinsonwood.co.uk](mailto:mrd@dickinsonwood.co.uk)



#### Selling Agents

Screeetons Agriculture  
79 Boothferry Road  
GOOLE  
DN14 6BB

Tel: 01405 766888

Fax: 01405 766171

Ref: Andrew Houlden

E-mail: [andrew.houlden@screeetonsagriculture.co.uk](mailto:andrew.houlden@screeetonsagriculture.co.uk)

## General Remarks and Stipulations

### Location

The land is situated to the south of Manor Farm Lane, on the south western side of the village of Sykehouse. The land is located approximately eight miles to the north east of Doncaster and the port of Goole is situated approximately nine miles to the north east.

### Description

The land comprises a single sheltered grass field which is of a reasonably regular shape and which is accessed via Manor Farm Lane and a right of way over a further grass field.

The land is all classified as being Grade 4 on Sheet 103 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the "Conway" association with their characteristics described as "deep stoneless fine silty and clayey soils" and as suitable for "dairying and stock rearing on grassland".

### Basic Payment Scheme

The land has historically been registered on the Rural Payments Agency Rural Land Register and could be used to activate Basic Payment Scheme Entitlements. There are no entitlements included in the sale. These can, however, be purchased separately from other parties.

### Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

### Outgoings

Danvm Drainage Commissioners

Assessable Area:13.50 acres

Annual Value: £405.00

2019/2020 drainage rates payable: £40.50

### Early Entry

Early entry on to the land will be permitted prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

### Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

### Easements, Wayleaves and Rights of Way

There is an easement with National Grid plc in respect of the high voltage overhead lines which cross part of the field. There is a right of way to the field from Manor Farm Lane, as shown coloured brown on the plan. The property is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

### Nitrate Vulnerable Zone

The land lies within a designated Nitrate Vulnerable Zone.

### Viewing

The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

### Method of Sale

The land is offered for sale by Informal Tender. The Vendors do not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of purchaser.
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "Land at Sykehouse".
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with recent changes to Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 06 September 2019**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

Interested parties are invited to discuss the matter further with Andrew Houlden of the Selling Agents on (01405) 766888 or 07970 126303.



### Important Notice

- Screetons Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
  - (ii) The Tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
  - (iii) The information in these particulars is given without responsibility on the part of Screetons Agriculture or their clients. Neither Screetons Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
  - (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.