

# JH Pickup & Co

## STAINFORTH & FISHLAKE SOUTH YORKSHIRE

(Thorne 4 miles, Doncaster 7 miles)

**14.75 ACRES (5.97 HECTARES) or thereabouts**



**PRODUCTIVE GRASS LAND SUITABLE FOR AGRICULTURAL OR  
EQUESTRIAN USE**

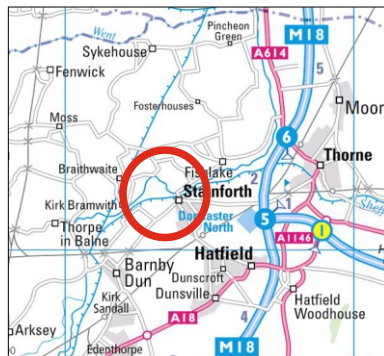
**FOR SALE BY INFORMAL TENDER  
AS A WHOLE OR IN UP TO FOUR LOTS  
CLOSING DATE: 12 NOON FRIDAY 22 OCTOBER 2021  
FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

### Solicitors

Napthens Solicitors  
Bridge Mills  
Stramongate  
KENDAL  
LA9 4BD  
Tel: (01539) 767000

Ref: Melissa Haigh

E-mail: melissa.haigh@napthens.co.uk



### Selling Agents

JH Pickup & Co  
2 Doncaster Road  
Bawtry  
DONCASTER  
DN10 6NF  
Tel: (01302) 714399

Ref: Andrew Houlden

E-mail: andrew.houlden@jhpickup.co.uk

A subsidiary of



## General Remarks and Stipulations

### Location

The land is situated to both the north and to the west of the village of Stainforth in South Yorkshire. Lots 1 to 3 are situated to the west of the village and to the south of the Sheffield and South Yorkshire River Dun Navigation Canal on Crofts Lane. Lot 4 is situated to the north of the village and both the River Don and the aforementioned Canal on the western side of Plumtree Hill Road. The town of Thorne lies approximately four miles to the east via road.

### The Land

The land comprises a number of separate grass paddocks and fields which lend themselves to both an agricultural or equestrian use (subject to the grant of planning consent).

Lots 1 to 3 are classified as being Grade 2 on Sheet 103 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food, whilst Lot 4 is classified as being Grade 3.

The soils are all 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 permanent grassland”.

This land may offer opportunities under the forthcoming Environmental Land Management Schemes (ELMS).

### Schedule

Lot Number	NG Field Number	NG Area (Acres)	NG Area (Hectares)
Lot 1 (coloured red)	0689pt } 1089pt }	2.69	1.09
Lot 2 (coloured blue)	2190pt	1.86	0.75
Lot 3 (coloured green)	3990 5189	2.02 5.98	0.82 2.42
	<b>Sub Total</b>	<b>8.00</b>	<b>3.24</b>
Lot 4 (coloured yellow)	1860	2.20	0.89
	<b>TOTAL</b>	<b>14.75</b>	<b>5.97</b>

### Basic Payment Scheme

The land has not been registered on the Rural Payments Agency Rural Land Register. It could, however, be registered and then used to activate Basic Payment Scheme entitlements. There are no BPS entitlements included in the sale of this land.

### Tenure and Possession

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

### Early Entry

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

### Tenantright/Dilapidations

There will be no tenantright payable. Likewise there will be no consideration or allowance made whatsoever for dilapidations or any other deductions of any kind.

### **Outgoings**

Drainage rates are payable to the Danvm Drainage Commissioners in respect of the land, further details of which will be provided by the Rating Officer at the Drainage Board.

### **Nitrate Vulnerable Zone**

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit [www.defra.gov.uk](http://www.defra.gov.uk).

### **Value Added Tax (VAT)**

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

### **Wayleaves, Easements and Rights of Way**

The land is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sale particulars or not.

### **Plans, Areas and Schedules**

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchasers will be deemed to have satisfied themselves of the land and schedules.

### **Viewing**

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

### **Method of Sale**

The land is offered for sale as a whole or in up to four Lots 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:-

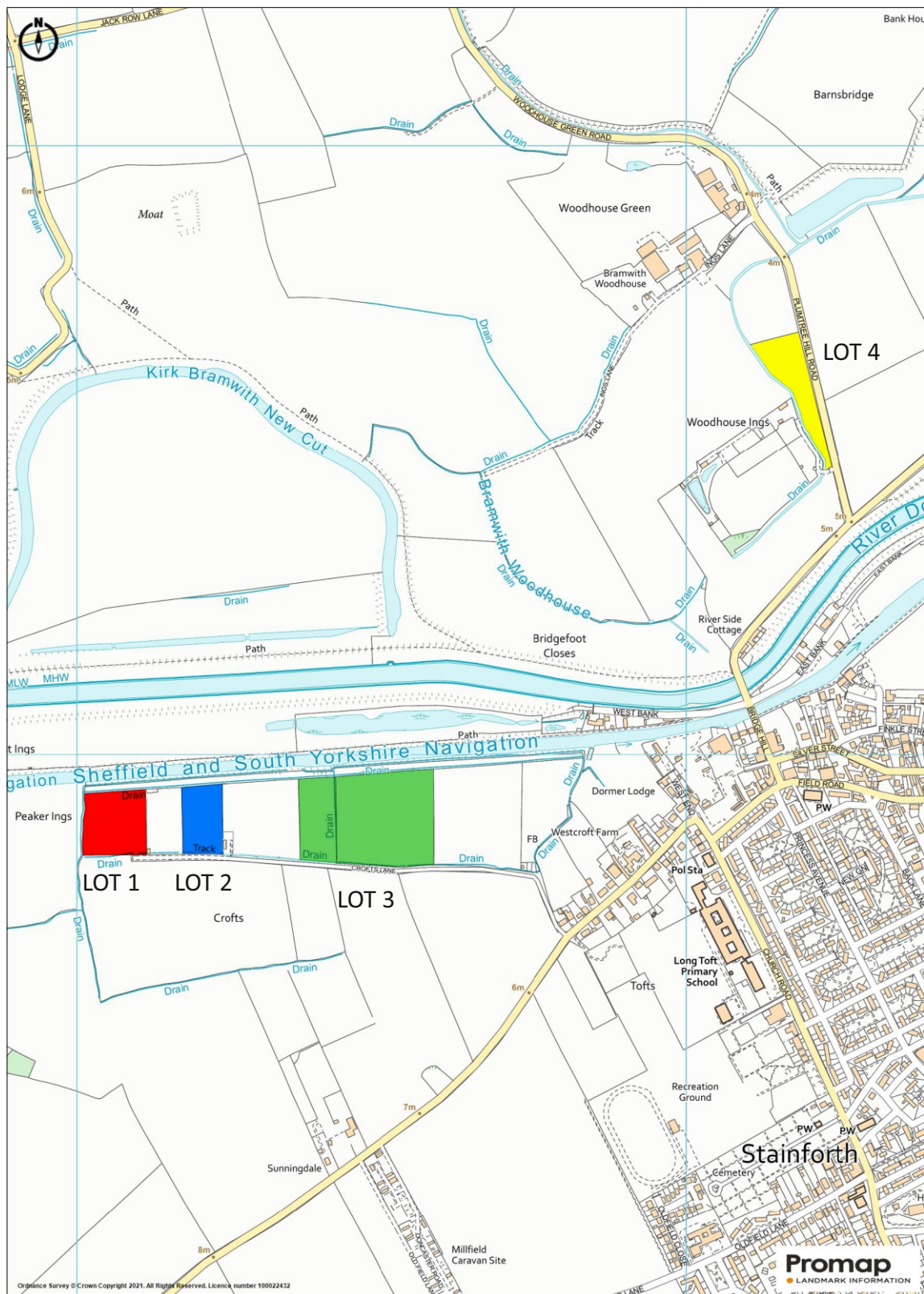
1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address of Purchaser.
3. Confirm full name and address of solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance, or sale of other property.
5. Submitted in a sealed envelope marked **“Land at Stainforth, Tender”**.
6. Submitted not later than **12 noon on Friday 22 October 2021**.

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.





## LAND AT STAINFORTH & FISHLAKE - SITE PLAN



### Important Notice

JH Pickup & Co and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and JH Pickup & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.