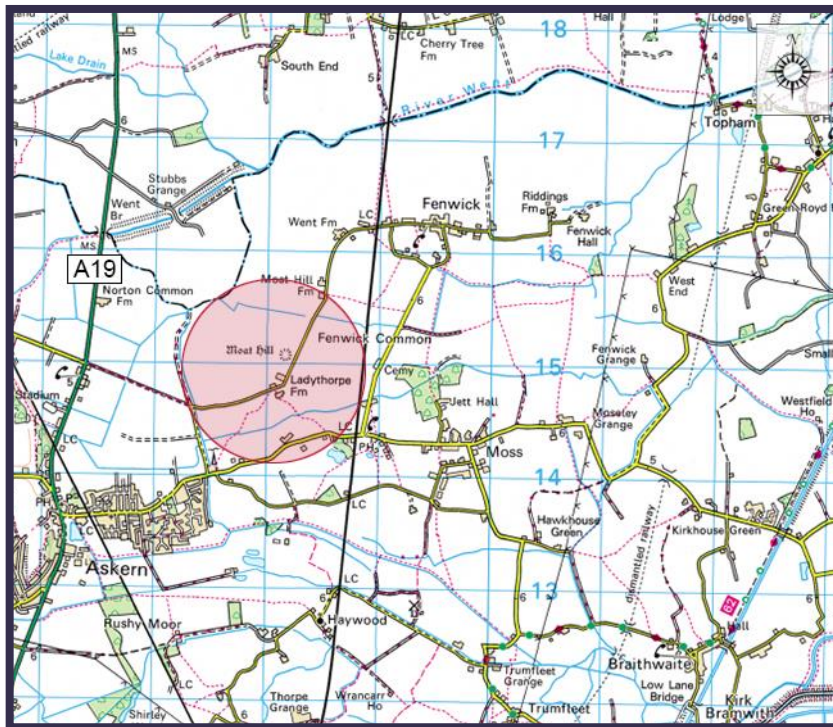


JH Pickup & Co

FENWICK, NR DONCASTER

Approx 99.98 Acres (40.06 Hectares)

Productive Grassland



FOR SALE BY INFORMAL TENDER

AS A WHOLE OR UP TO 5 LOTS

Tender Date: 12 Noon Friday 18th September 2020

Solicitors:

Taylor Bracewell
17-23 Thorne Road
Doncaster
DN1 2RP

Tel: 01302 620410

Fax: 01302 327100

E-mail: kerry@taylorbracewell.co.uk

Ref: Kerry Maddison

Selling Agents:

JH Pickup & Co
2 Doncaster Road, Bawtry
Doncaster
DN10 6NF

Tel: 01302 714399

Fax: 01302 719715

E-mail: chris.goodall@jhpickup.co.uk

Ref: CPG/JH-20/055



A subsidiary of

Situation

The land is approx 2 miles East of Askern, shown on the attached location plan.

Description

Totalling approx 40.06 hectares, the land is offered in up to 5 Lots as follows:

- Lot 1 4.96 hectares
- Lot 2 2.24 hectares
- Lot 3 7.01 hectares
- Lot 4 5.39 hectares
- Lot 5 20.46 hectares

All the land is permanent pasture and has been used for grazing and/or mowing. The Ministry Land Classification Maps show the land as Grade 3. For the most part, the land is level and fenced or hedged.

Schedule

Lot 1	Pink on Plan	3528	4.96	Permanent Pasture
Lot 2	Green on Plan	5969	2.24	Permanent Pasture
Lot 3	Orange on Plan	3285	3.71	Permanent Pasture
		5072	<u>3.30</u>	Permanent Pasture
			7.01	
Lot 4	Yellow on Plan	3104	2.40	Part Permanent Pasture/Part Hardstanding
		4404	<u>2.69</u>	Permanent Pasture
			5.39	
Lot 5	Blue on Plan	5226	10.29	Permanent Pasture
		7714	4.49	Permanent Pasture
		7497	2.75	Permanent Pasture
		5799	<u>2.93</u>	Permanent Pasture
			20.46	

Access

Access to Lot 1, is off Fenwick Lane and then along Clough Lane which terminates at the field. Lots 2, 4 and 5, access is directly off Fenwick Lane, via existing field gates. Lot 3 is accessed off Fenwick Lane and through field No: 2177, shown by the dotted line on the attached identification plan.

Basic Payment Scheme

All the farmed land is registered on the Rural Payments Agency Land Register and has been used to activate entitlements under the Basic Payment Scheme (BPS) operated by the Rural Payments Agency. The 2020 claim is reserved in its entirety to the Vendor. It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration, following completion.

Copies of the Vendor's 2020 BP5 application form and the historic RLR maps are available on request from the Selling Agents. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement within these particulars is given in good faith but carries no warranty.

Tenure & Possession

The property is offered for sale freehold with the benefit of vacant possession on completion.

Sporting & Mineral Rights

Both sporting and mineral rights so far as they are owned, are included in the sale.

Wayleaves, Easements & Rights of Way

An underground Government oil pipeline runs in a North/South direction under Lots 3, 4 and 5 and there is an easement in place granting the rights associated with the pipeline.

A Northern Powergrid overhead power line also runs North/South through Lots 3, 4 and 5.

We are not aware of any public rights of way which affect the property.

Tenantright

The land is sold free from any tenantright payment and no claim for dilapidations will be considered.

NVZ

The land lies within a Nitrate Vulnerable Zone.

Water Supply

Lot 5 has a mains water supply connected. The meter is in the grass roadside verge.

Drainage Rates

Drainage rates are payable on the land to Danvm Drainage Commissioners, 91 Bridgegate, Howden, East Yorkshire, DN14 7JJ at a rate of approximately £3.40 per acre payable.

Viewing

Prospective purchasers may view the property at any reasonable time during daylight hours when in possession of a set of these sales particulars. Please have regard to any stock that may be in the fields, ensuring all gates are closed.

Plans, Areas & Schedules

The plans contained within these particulars are for identification purposes only.

Method of Sale

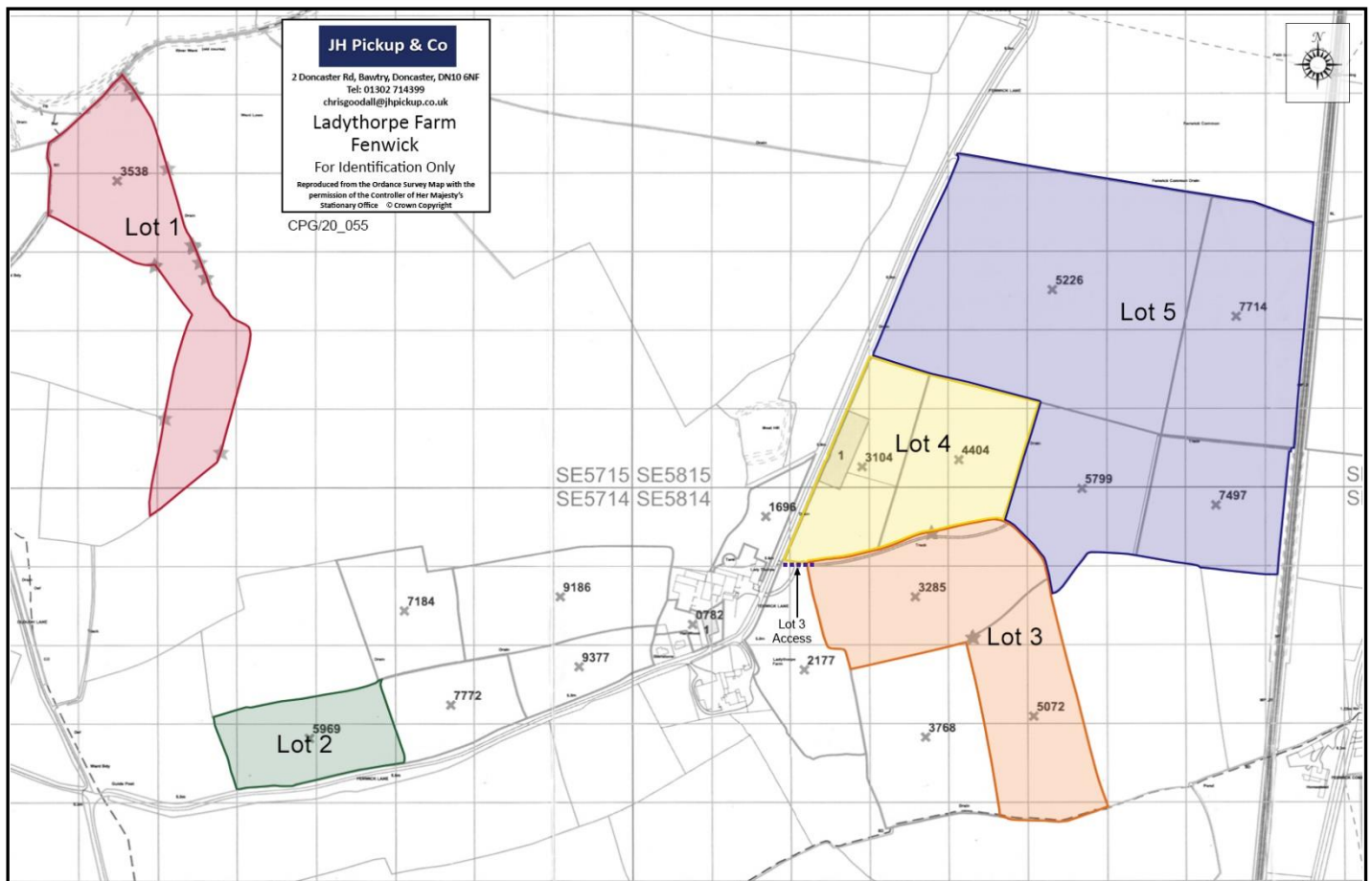
1. The land is offered for sale by Informal Tender.
2. The closing date for tenders is **12 Noon Friday 18th September 2020**.
3. Please express your bid as a total figure, rather than an offer on a per acre basis. If you wish your bid for any Lot to be conditional upon acquiring another Lot, please make this clear in your offer.
4. Please submit your bid on the attached tender form in a sealed envelope marked **Fenwick Tender**. If you require a receipt, please write your name and address on the back of the envelope.
5. The successful purchaser will be required to comply with Anti-Money Laundering legislation.

Guide Price

The guide price for the property as a whole is £700,000.

For further information, please contact Chris Goodall at this office 01302 714399.

Site Plan



Important Notice

This firm complies with the Consumer Protection from Unfair Trading Regulations (CPRs) and Business Protection from Misleading Marketing Regulations (BPRs) in relation to property sales. We will take care in gathering and presenting the information that we use to advertise and market property and ensure that marketing information is accurate, balanced and does not leave out material facts. We will promptly correct or update marketing and pass on information whenever new information becomes available and will be open about any remaining gaps in our knowledge.

Notwithstanding the above, we are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of the client or otherwise. We assume no responsibility for any statement that may be made in the sale particulars of the property. Sales particulars will not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances will be approximate. Text, photographs and plans will be for guidance only and are not necessarily comprehensive. It will not be assumed that the property has all necessary planning, building regulation or other consents and JH Pickup & Co do not test any services, equipment or facilities. As a matter of routine, we may write to the client's solicitor/conveyancer requesting confirmation of the tenure of the property. Written confirmation may also be requested where the property benefits from planning permission and in the case of an investment property, a copy of any tenancy agreement or rent registration may be required.

Plans and Schedules

The plans attached to this brochure are extracted from the relevant Ordnance Survey sheets. Their accuracy is not guaranteed and are included for identification purposes only and do not form part of any contract. All plans are reproduced from the Ordnance Survey map with the sanction of the Controller of HMSO. Crown Copyright reserved.