

# JH Pickup & Co

## ALVERLEY

## SOUTH YORKSHIRE

(Doncaster 2 miles)

## 10.05 ACRES

(4.07 Hectares) or thereabouts

## PRODUCTIVE ARABLE & GRASSLAND



**FOR SALE BY INFORMAL TENDER  
AS A WHOLE OR IN UP TO 3 LOTS  
CLOSING DATE: 12 NOON FRIDAY 11 APRIL 2025  
FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

### Solicitors

Rosalind Watchorn Solicitors  
10 Kenwood Park Road  
SHEFFIELD  
S7 1NF

**Tel: 0114 229 0160**

Ref: Nicola Bailey

Email: [nicola@rwatchorn.co.uk](mailto:nicola@rwatchorn.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](mailto:andrew.houlden@jhpickup.co.uk)

A subsidiary of



## General Remarks and Stipulations

### Location

The land is situated to the east of Springwell Lane, Alverley with Lots 1 and 2 to the north east of the A1(M) and Lot 3 to the south west of it. The City of Doncaster lies approximately 2 miles to the north east.

### The Land

The land comprises two grass fields (Lots 1 and 2) and a single arable field (Lot 3). There are a modest range of stables within Lot 1.

The land is all classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are all identified by the Soil Survey of England and Wales as being from the "Brickfield 3" association with their characteristics described as "fine loamy, fine loamy over clayey and clayey soils" and as suitable for "stock rearing and some dairying on permanent grassland; grassland and winter cereals in drier lowlands".

### Rural Payments Agency Registration

We are not aware that the land has been registered on the Rural Payments Agency Rural Land Register. It could, however, be registered by the Purchaser(s).

### 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.

### Schedule

| Lot Number             | NG Field Number |        | NG Area (Acres)     | NG Area (Hectares)  |
|------------------------|-----------------|--------|---------------------|---------------------|
| Lot 1 (coloured red)   | 2332pt          | Grass  | 4.67                | 1.89                |
| Lot 2 (coloured blue)  | 1920            | Grass  | 1.26                | 0.51                |
|                        | 2332pt          | Grass  | <u>0.03</u><br>1.29 | <u>0.01</u><br>0.52 |
| Lot 3 (coloured green) | 1400            | Arable | 4.09                | 1.66                |
|                        | TOTAL           |        | 10.05               | 4.07                |

### Outgoings

None known

### 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 by Informal Tender. The Vendor does not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted on the prescribed Tender Form available from Selling Agents 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(s).
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 Alverley**"
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 Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 11 April 2025**.

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.



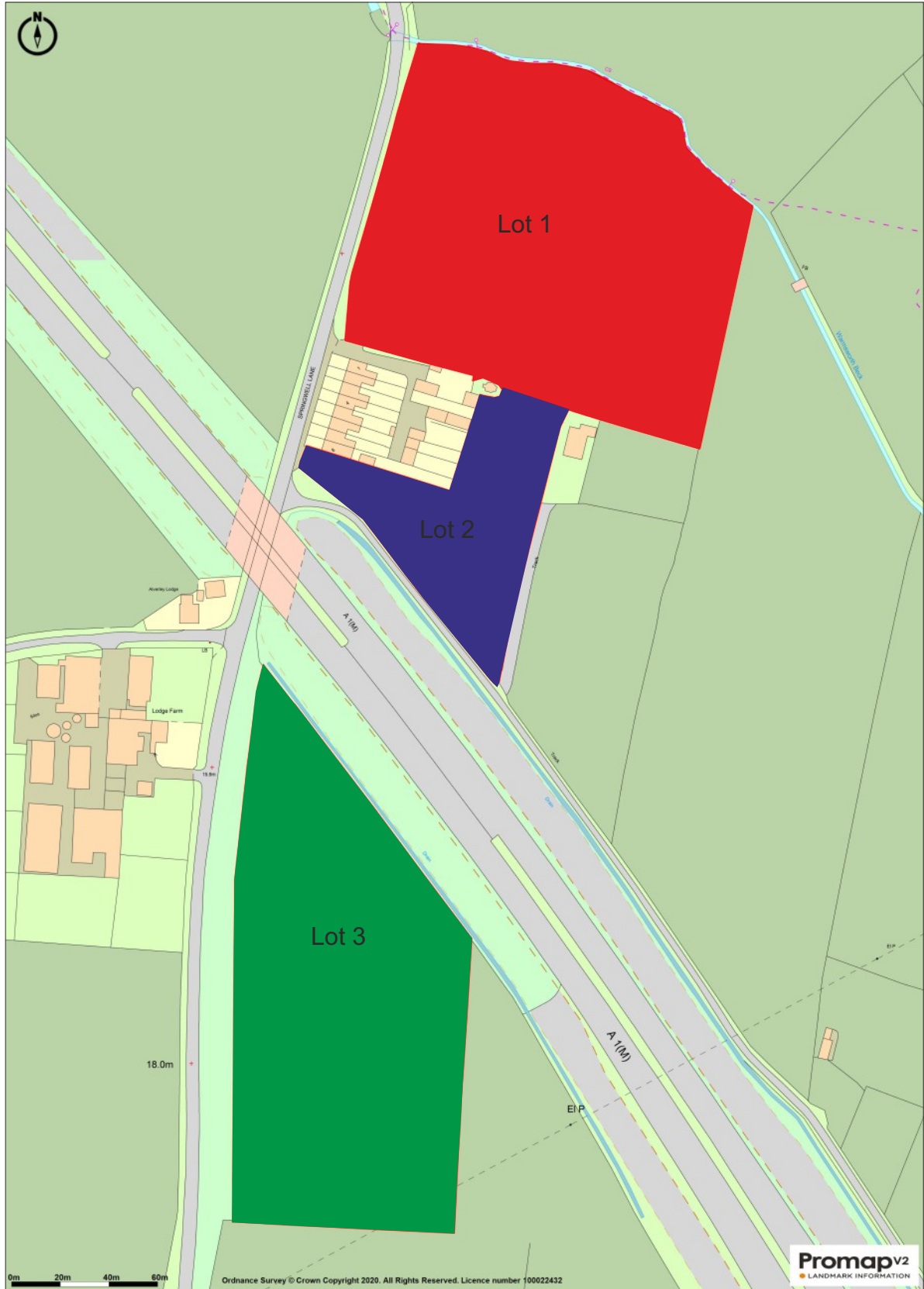
### Important Notice

JH Pickup & Co/DDM Agriculture 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/DDM Agriculture have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# LAND AT ALVERLEY - SITE PLAN



For Identification Purposes Only

**DDM**  
AGRICULTURE

INCORPORATING

Townend  
Clegg  
AGRICULTURE

JH Pickup  
& Co