

JH Pickup & Co

FISHLAKE SOUTH YORKSHIRE

(Thorne 3 miles, Hatfield 6 miles)

0.85 ACRE

(0.34 HECTARE) or thereabouts

GRASS PADDOCK



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 20 MAY 2022
FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

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Selling Agents

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A subsidiary of



Location

The land is situated along Sour Lane, half a mile to the east of Fishlake. The town of Thorne lies approximately 3 miles to the east.

Description

The land comprises a single permanent grass field, which is accessed by a prescriptive right of way off Sour Lane. The land extends to 0.85 acre (0.34 hectare) or thereabouts.

The land is classified as 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 identified by the Soil Survey of England and Wales as being predominantly 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".

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has the title activated and claimed on over the previous years. There are no entitlements included in the sale of this land.

Tenure and Possession

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

Overage

Any development, excepting agricultural, equestrian or forestry will trigger overage reserve to the Vendors, equivalent to 30% of the uplift in value as a result of the grant of planning permission for alternative uses within a period of 50 years from the date of completion.

Tenantright

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.

Value Added Tax

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

Early Entry

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

Viewing

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

Easements, Wayleaves and Rights of Way

The property is sold subject to all 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

All the land lies within a designated Nitrate Vulnerable Zone.

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 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 Fishlake".
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 20 May 2022

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

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.

JH Pickup & Co for themselves and the Vendors of this land, 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 Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS, planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of JH Pickup & Co or their clients. Neither JH Pickup & Co nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this land.
- (iv) Any area and/or measurements or distances referred to are given as a guide and are not precise. 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.

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