

JH Pickup & Co

DUNSVILLE, DONCASTER WOODLAND FOR SALE

Approximately 7.73 acres available as a whole or in two lots

Lot 1 - 3.74 acres

Lot 2 - 3.99 acres



FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN 2 LOTS
CLOSING DATE: 12 NOON FRIDAY 17 JUNE 2022

Solicitors

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Selling Agents

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General Remarks and Stipulations

Situation

The woodland is situated immediately to the north of the residential development Wyndthorpe Chase which is accessed via Westminster Drive. See attached location plan on front of particulars.

Description

A block of deciduous woodland planted circa 2000 which would benefit from judicious thinning. Extending to approximately 7.73 acres the woodland is offered as a whole or in two lots. Lot 1 extending to approximately 3.74 acres shown edged red on the attached identification plan and Lot 2 extending to approximately 3.99 acres shown edged blue on the attached identification plan including access road.

Access

Access to the woodland is via Westminster Drive which is an adopted highway. Once onto the property there will be shared rights of access to enable both Lots and any third parties with any existing rights to enjoy access to the woodland. This area is shown hatched pink.

Boundaries

The southern boundary is shown by a number of poles which divide the woodland from the adjacent residential development site. The northern and western boundaries are existing hedgerows and the eastern boundary is unmarked. If the woodland is sold in two Lots the purchaser of Lot 1 shall be responsible for the erection and maintenance of a boundary fence between Lot 1 and Lot 2 and more particularly between the points A-B-C. This shall be a minimum standard of post and 2 plain wires. The access track A-B shall be 5 metres in width.

Tenure

The land is offered for sale freehold with vacant possession.

Potential

This property enables prospective purchasers to own a small private amenity woodland. The individual buyers will have their own ideas of what they might wish to use the land for eg tree thinning for logs, creation of wildlife areas, installation of log cabins etc. Any proposal should be cleared and approved by any relevant authority. These particulars do not give any authorisation for any works.

Planning Authority

Doncaster Metropolitan Borough Council
Civic Office
Waterdale
Doncaster
DN1 3BU

Local Internal Drainage Board

Ouse and Humber Drainage Board
91 Bridgegate
Howden
DN14 7JJ

Tender Process

Potential purchasers are invited to submit written tenders on the form attached by 12 noon on the 17 June 2022 stating clearly which Lot(s) they would like to purchase, either Lot 1, Lot 2 or both. They should state clearly in £ sterling, their offer and the source of funds.

The successful purchaser(s) will be required to provide personal details for anti money laundering purposes.

Important Notice

JH Pickup & Co for themselves and the Vendors 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 purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including SPS, 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 property.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

TENDER FORM: **LAND AT DUNSVILLE**
SUBJECT TO CONTRACT
Ref: **CPG/JH-21/072**



I/We (Full name and address of purchaser(s))
of
.....
.....
.....

Tel No:

Email:

Offer the following sum(s) for the Land at Dunsville as identified in the particulars attached hereto:

Lot 1: Approx 3.74 acres

Lot 2: Approx 3.99 acres

The Whole

Funding

*I am/We are cash buyers.

*Finance will be via borrowing from:

Name & Address of Bankers:

.....
.....
.....
.....
.....

The name and address of my/our Solicitors are:

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.....
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It is accepted that the Vendor reserves the right to accept or refuse any offer and will not be bound by the highest or any offer.

Signed Date

TO BE RETURNED TO JH PICKUP & CO BY 12 NOON ON FRIDAY 17 JUNE 2022

Land at Dunsville - For Identification Purposes Only

