

JH Pickup & Co

SANDTOFT NORTH LINCOLNSHIRE

(Epworth 3.5 miles, Crowle 5 miles)

6.59 ACRES

(2.67 Hectares) or thereabouts

Arable field with potential for Equestrian Use



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 8 SEPTEMBER 2023

FREEHOLD WITH VACANT POSSESSION ON COMPLETION
GUIDE PRICE: £65,000

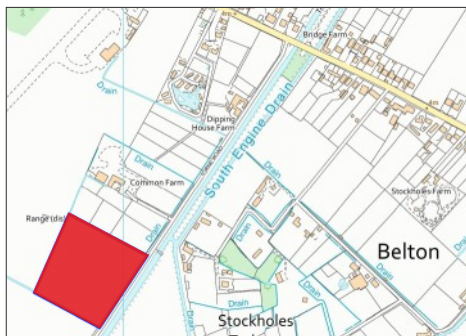
Solicitors

Symes Bains Broome Solicitors
2 Park Square
Laneham Street
SCUNTHORPE
DN15 6JH

Tel: 01724 281616

Ref: Donna Clarke

Email: donna.clarke@sbblaw.com



Selling Agents

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

Tel: 01302 714399

Ref: Tom Cooper

E-mail: tom.cooper@jhpickup.co.uk

A subsidiary of



General Remarks and Stipulations

Location

The land is located off Torne Road which runs adjacent to the River Torne and is accessed off the main Sandtoft Road. The town of Epworth is 3.5 miles to the south east and Crowle 5 miles to the north east.

Description

The field is a regularly shaped field with access taken directly off Torne Road. Whilst it is currently in arable production, the adjacent parcels have all been sown down to grass and therefore the field would suit a number of alternative uses such as equestrian or other recreational uses.

Basic Payment Scheme

Any Basic Payment Scheme monies will be retained by the outgoing tenant

Tenure and Possession

The land is being sold freehold with the benefit of vacant possession on completion. There is currently a tenancy in place however, it has been agreed that vacant possession will be granted on the successful completion of the sale.

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.

Access

Access is taken directly off Torne Road which is then accessed from Sandtoft Road.

Value Added Tax (VAT)

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

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

Outgoings

The parcel of land is within the Doncaster East Internal Drainage Board and therefore drainage rates are payable in respect of the whole.

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

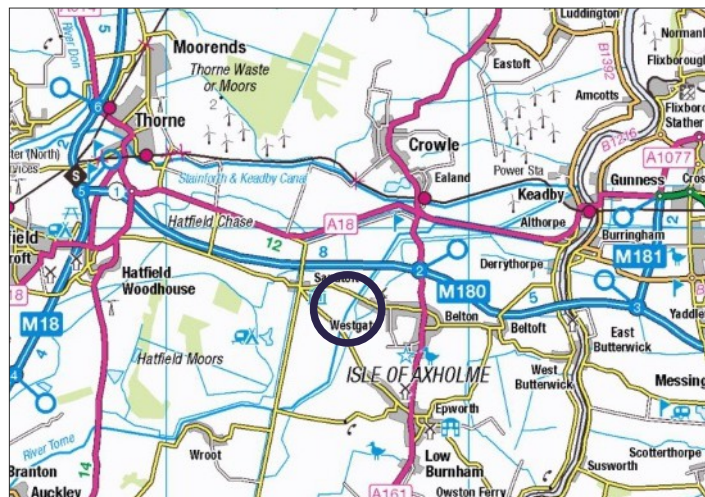
The land may be accessed and viewed on foot at any reasonable time during daylight hours in possession of a set of these sale particulars.

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 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 Sandtoft"**
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 8 September 2023**.

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