

JH Pickup & Co

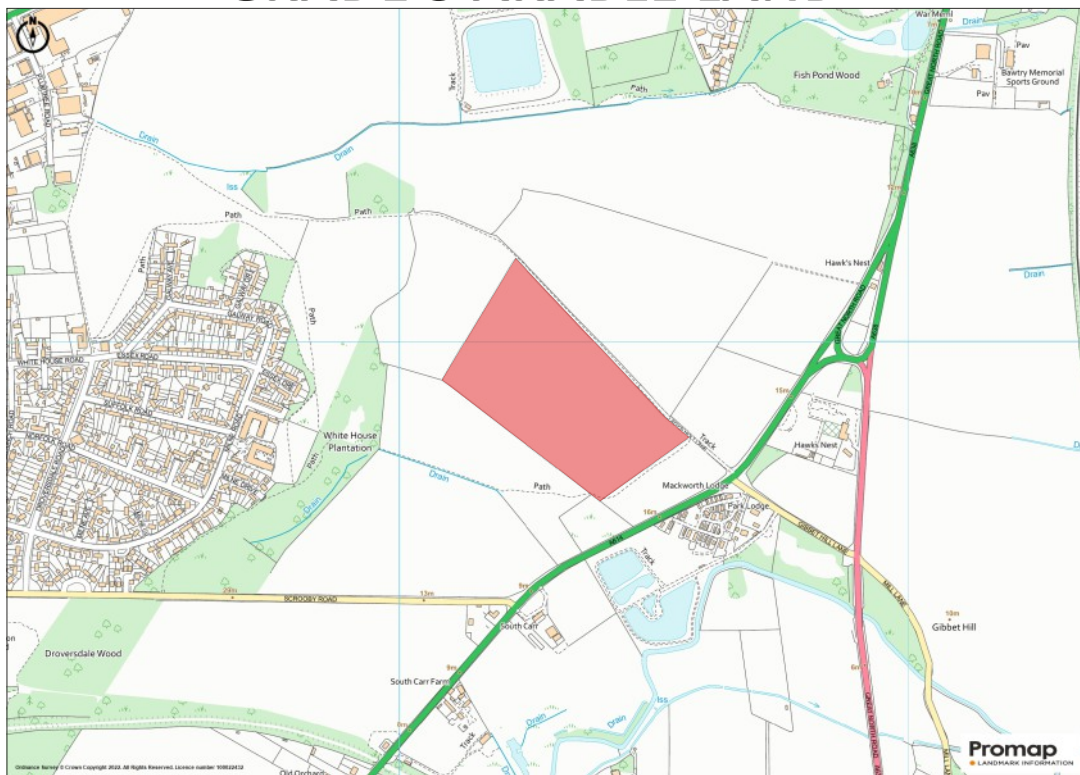
HARWORTH NOTTINGHAMSHIRE

(Bawtry 1 mile, Doncaster 11 miles)

26.06 ACRES

(10.55 Hectares) or thereabouts

GRADE 3 ARABLE LAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 17 JUNE 2022

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: OFFERS OVER £195,000.00

Solicitors

Adams Harrison
14-16 Church Street
Saffron Walden
ESSEX
CB10 1JW
Tel: 01799 523441
Fax: 01799 526130
Ref: Richard Booth
Email: r.booth@adams-harrison.co.uk



Selling Agents

JH Pickup & Co
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF
Tel: 01302 714399
Fax: 01302 719715
Ref: Andrew Houlden
E-mail: andrew.houlden@jhpickup.co.uk

General Remarks and Stipulations

Location

The land is situated to the south west of Lady's Holt Lane, to the south west of Bawtry and to the east of Bircotes at the northern end of the County of Nottinghamshire. The town of Doncaster lies approximately eleven miles to the north west.

Description

The land comprises a single undulating arable field of a reasonably regular shape, which extends in total to 26.06 acres (10.55 hectares) or thereabouts.

The land is 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 identified by the Soil Survey of England and Wales as being predominantly from the "Newport 1" association with their characteristics described as "deep well drained sandy and coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes and horticultural crops".

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land register and has been used to activate Basic Payment Scheme entitlements by the former farming Tenant.

There are no entitlements included with the sale of the land.

A copy of the 2021 BPS application form details and relevant LPIS map are available from the Selling Agents on request. 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 and Possession

The land is offered for sale freehold, with the benefit of vacant possession upon completion.

Outgoings

None known.

Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions of any kind.

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%).

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.

Backcropping

Details of the previous cropping can be obtained from the Selling Agents on request.

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.

Viewing

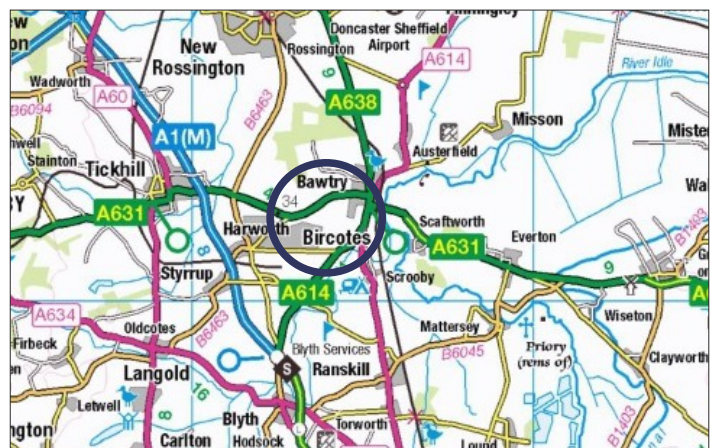
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

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 Harworth".
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 17 June 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

- 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.