

JH Pickup & Co

BRAMLEY SOUTH YORKSHIRE

(Rotherham 5 miles, Doncaster 11 miles)

9.34 ACRES

(3.78 HECTARES) or thereabouts

ARABLE LAND



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 15 JULY 2022
FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

PRH Solicitors
The Point
Bradmarsh Business Park
Bradmarsh Way
ROTHERHAM
S60 1BP
Tel: 01709 511100
Ref: TBC
E-mail: info@prhsolicitors.co.uk

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



Location

The land is situated along Sandy Lane, one mile to the southeast of Bramley. The town of Rotherham lies approximately 5 miles to the west.

Description

The land comprises a single arable field, rectangular in shape, which is accessed directly from Sandy Lane. The land extends to 9.34 acres (3.78 hectares) 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 "Rivington 1" association with their characteristics are described as well drained, coarse, loamy soils over sandstone" and as suitable for "dairying, and stock rearing on permanent grassland; some arable land in dryer areas."

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 will be the transfer 3.78 entitlements included in the sale of this land.

Tenure and Possession

The land is offered for sale freehold, subject to an existing short term Farm Business Tenancy Agreement which is due to expire post Harvest 2022, whereupon vacant possession will be given. Further details are available on request from the Selling Agents.

Access

Access is taken directly off Sandy Lane.

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 following clearance of the 2022 crop by the current tenant, 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.

Development Clause

The land is subject to a development clause whereby 30% of any uplift in value in excess of its existing use value is reserved to the vendor for a period of 20 years as from the date of completion.

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 Bramley".
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 15 July 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 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.