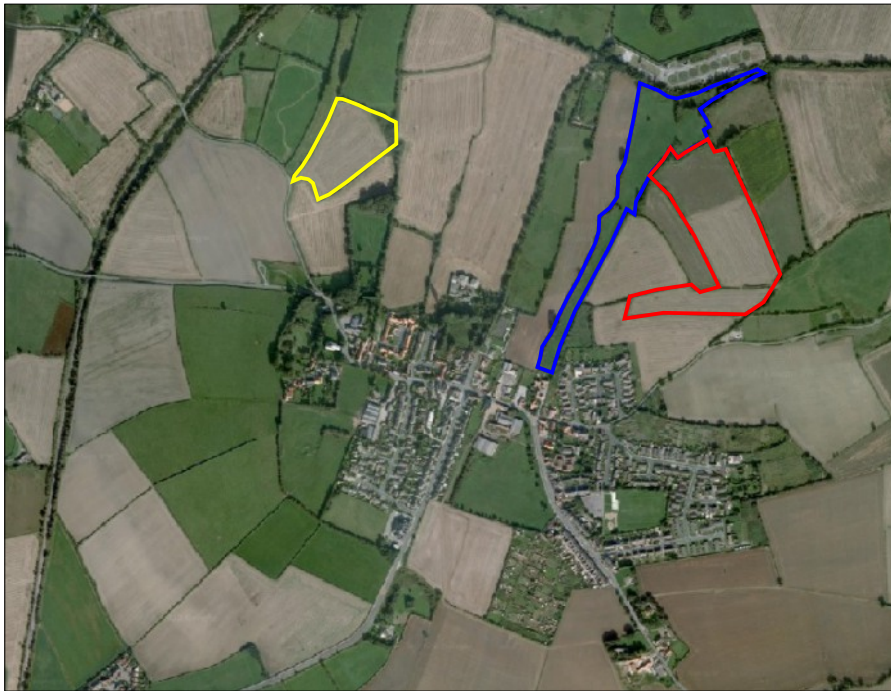


# JH Pickup & Co

## LAUGHTON EN LE MORTHEN SOUTH YORKSHIRE

(Rotherham 8 miles, Worksop 8 miles)

**31.57 ACRES (12.77 HECTARES) or thereabouts**



**ARABLE LAND AND PRODUCTIVE GRASSLAND SUITABLE FOR  
AGRICULTURAL OR EQUESTRIAN USE**

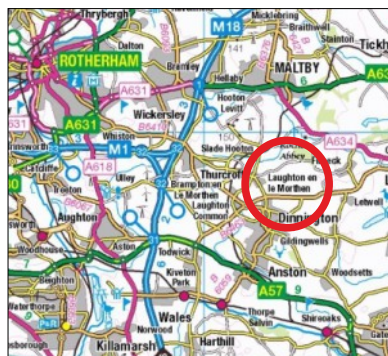
**FOR SALE BY INFORMAL TENDER  
AS A WHOLE OR IN UP TO THREE LOTS  
CLOSING DATE: 12 NOON FRIDAY 24 JUNE 2022  
FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

### Solicitors

Michelmores LLP  
100 Liverpool Street  
LONDON  
EC2M 2AT  
Tel: 020 77886324

Ref: Andrew White

E-mail: [andrew.white@michelmores.com](mailto:andrew.white@michelmores.com)



### Selling Agents

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



## General Remarks and Stipulations

### Location

The land is situated to the north of the village of Laughton En Le Morthen in South Yorkshire. Lots 1 and 2 are situated to the north east of the village with access taken off Scamming Lane which is in turn taken off Eastfield Lane. Lot 3 is situated to the north west of the village and is accessed directly off Brookhouse Lane.

### The Land

The land comprises a number of arable fields and separate grass paddocks which lend themselves to both an agricultural or equestrian use (subject to the grant of planning consent).

The Lots are 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 Lot 1 being from the "Aberford" association with their characteristics described as "shallow, locally brashy well drained calcareous fine loamy soils over limestone and as suitable for "cereals with some sugar beet and potatoes" and Lot 2 and 3 as being from the "Bardsey" association with their characteristics described as "slowly permeable seasonally waterlogged loamy over clayey and fine silty soils over soft rock and as suitable for "cereals some potatoes and permanent grassland".

This land may offer opportunities under the forthcoming Environmental Land Management Schemes (ELMS).

### Schedule

Lot Number	NG Field Number	NG Area (Hectares)	NG Area (Acres)
Lot 1 (coloured red)	SK5288 4391	1.53	3.78
	SK5288 5348	4.41	10.90
Lot 2 (coloured blue)	SK5288 2333	1.18	2.92
	SK5288 3863	2.59	6.40
	SK5288 4874	0.65	1.61
Lot 3 (coloured yellow)	SK5188 7363	2.41	5.96
	<b>TOTAL</b>	<b>12.77</b>	<b>31.57</b>

### Basic Payment Scheme

The land has been registered on the Rural Payments Agency Rural Land Register and then used to activate Basic Payment Scheme entitlements. There are 12 BPS entitlements included in the sale of this land.

### Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

### Early Entry

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

### Tenantright/Dilapidations

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.

### Outgoings

We have not been advised of any outgoing in respect of the land.

### Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit [www.defra.gov.uk](http://www.defra.gov.uk).

### Development Clause

The land is subject to a development clause whereby 40% of any uplift in value in excess of its existing use value is reserved to the vendor for a period of 50 years as from the date of completion.

### **Value Added Tax (VAT)**

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

### **Wayleaves, Easements and Rights of Way**

The land is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sale particulars or not.

There is a footpath running north/south on the western boundary of Lot 3. A separate footpath crosses east/west in field 2333 of Lot 2.

A right of access is reserved to Lot 2 along the route shown brown through Lot 1, however if these are purchased as a whole this will not be required.

A manhole is located within field 4391 of Lot 1, which is presumed to provide access to a mains sewer which carries foul water from Laughton en le Morthen to the nearby sewage works.

### **Plans, Areas and Schedules**

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchasers will be deemed to have satisfied themselves of the land and schedules.

### **Game Cover**

There has been a game crop extending to 3.77 acres (1.53 hectares approx) in field 5348 of Lot 1. This has previously been let to the Sandbeck Estate and there is an interest for this to remain in situ if the purchaser agrees terms with the Estate.

There are no subsisting rights to be carried through, as part of this sale.

### **Viewing**

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

### **Method of Sale**

The land is offered for sale as a whole or in up to three Lots by Informal Tender. The Vendors do not undertake to accept the highest, or indeed, any offer, but best and final offers should be submitted in accordance with the following:-

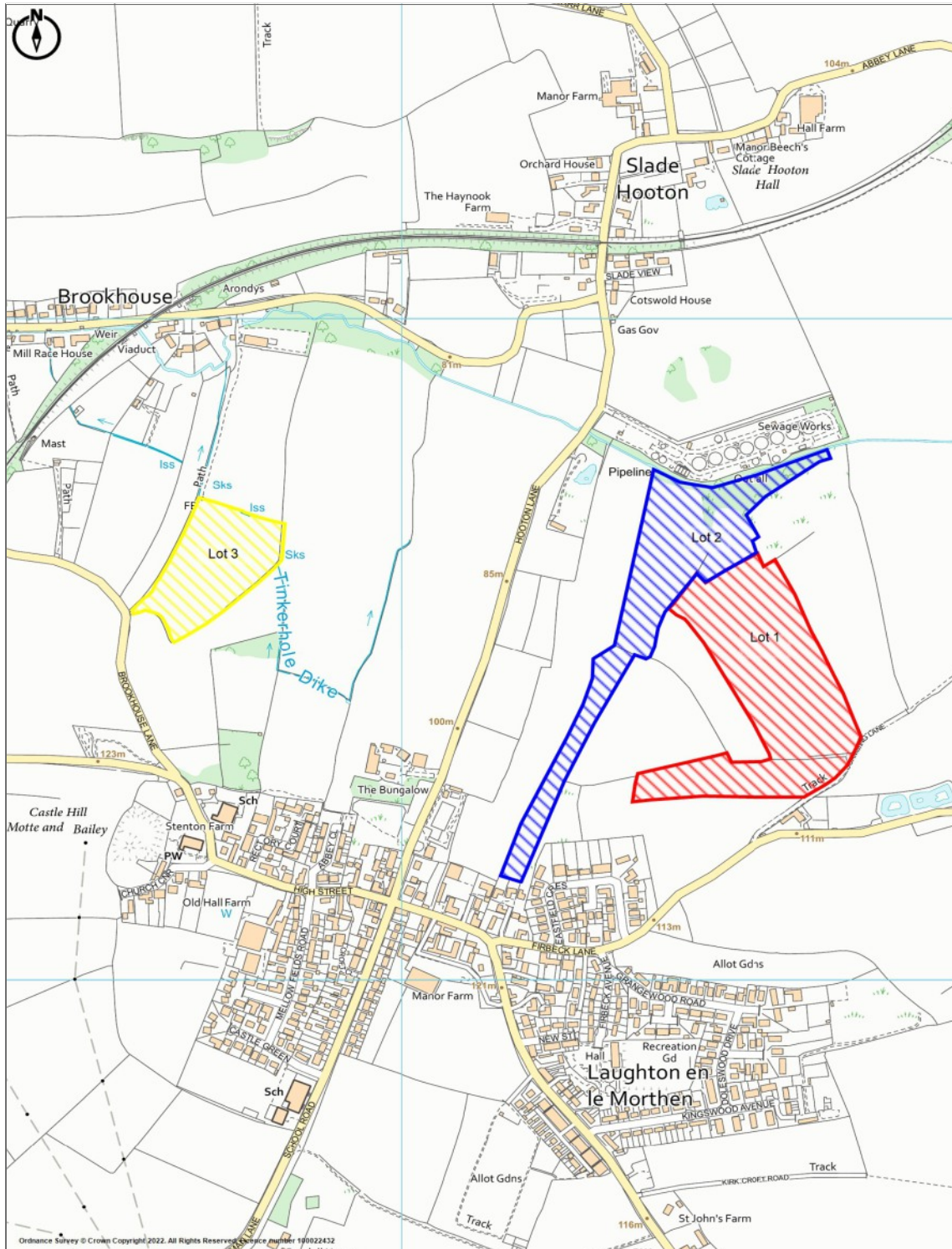
1. Expressed as a lump sum total (not per acre) on the enclosed Tender Form.
2. Confirm full name and address of Purchaser.
3. Confirm full name and address of solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance, or sale of other property.
5. Submitted in a sealed envelope marked "**Land at Laughton, Tender**".
6. Submitted not later than **12 Noon on Friday 24th 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.





# LAND AT LAUGHTON EN LE MORTHEN - SITE PLAN



## Important Notice

JH Pickup & Co and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and JH Pickup & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Ref: TC/JHP-22/041