

# JH Pickup & Co

## SYKEHOUSE SOUTH YORKSHIRE

(Thorne 5 miles, Doncaster 11 miles)

### 6.62 ACRES

(2.68 HECTARES) or thereabouts

## STABLE BLOCK AND PADDOCKS FOR EQUESTRIAN USE



**FOR SALE BY INFORMAL TENDER  
CLOSING DATE: 12 NOON FRIDAY 05 AUGUST 2022**

#### Solicitors

Grainger Appleyard  
6 St Mary's Court  
Tickhill  
DONCASTER  
DN11 9LX

**Tel: 01302 327257**

**Ref: John Grainger**

E-mail: [j.grainger@graingerappleyard.com](mailto:j.grainger@graingerappleyard.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](mailto:tom.cooper@jhpickup.co.uk)

A subsidiary of



### Location

The land is situated off Bell Lane, 1.5 miles to the south east of Sykehouse. The town of Thorne lies approximately 5 miles to the east.

### Description

The land comprises of two grass fields, usually ran as one with access taken directly from Bell Lane. The land extends to 6.62 acres (2.68 hectares) or thereabouts.

In addition to the land there is a stable block with concrete floors and apron to the front. The stables lead to a sand school of circa 900m<sup>2</sup>, which allows all weather schooling.

Sykehouse benefits from quiet rural roads and plenty of access to Byways and routes to neighbouring villages.

### Basic Payment Scheme

The land has not been registered on the Rural Payments Agency Rural Land Register. It could, however, be registered and then used to activate Basic Payment Scheme entitlements. There are no BPS entitlements included in the sale of this land.

### Tenure and Possession

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

### Access

Access is taken directly off Bell 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 for the prospective Purchaser(s) prior to legal completion, subject to an exchange of contracts and the payment of a double deposit of 20%.

### Viewing

Due to horses being present, viewings are strictly by appointment only.

### 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.

### Outgoings

Drainage rates are payable to Danvm Drainage Commissioners in respect of the land, further details of which will be provided by the Rating Office at the Drainage Board.

### Stable Block

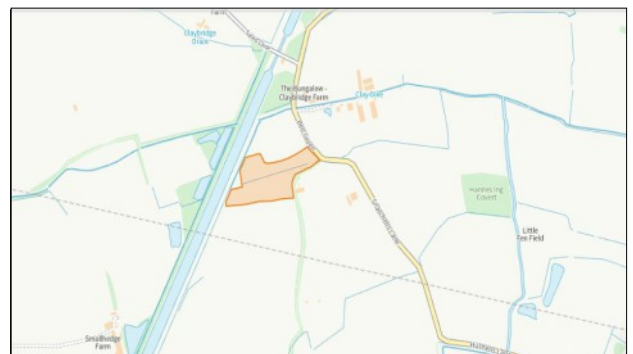
There is 18.6 x 6.5m breeze block constructed stable block on site providing stabling for 4 horses and associated items. Whilst the structure is wired up for the electrics, it would need to be powered by an electric generator. There is no water to the property however, water is believed to be in the adjacent road side verge which, subject to making the appropriate application could be connected into.

### 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 Sykehouse."
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 05 August 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.