

# JH Pickup & Co

## NORTH ELMSALL WEST YORKSHIRE

(Barnsley 11 miles, Doncaster 10 miles)

### 53.32 ACRES

(21.58 HECTARES) or thereabouts

## ARABLE LAND



**FOR SALE BY PRIVATE TREATY**

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

**GUIDE PRICE: £600,000**

#### 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 on the south eastern edge of North Elmsall.

**Description**

The land comprises two single arable fields, the first of which is accessed directly from the A6201 Wrangbrook Lane.

The land is classified as Grade 2 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 "Aberford" association with their characteristics are described as "shallow, locally brashy well drained fine loamy soils over limestone" and as suitable for "cereals with some sugar beet and potatoes".

**Basic Payment Scheme**

The land has been registered on the Rural Payments Agency Rural Land Register and the current claimant will be retaining the de-linked payment going forward, therefore there will be no entitlements nor historical or legacy payments due to the incoming purchaser.

**Tenure and Possession**

The land is offered for sale freehold with vacant possession on completion.

**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 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.

There is a bridlepath which is to remain undisturbed alongside the River Skell.

**Nitrate Vulnerable Zone**

All the land lies within a designated Nitrate Vulnerable Zone.

**Back Cropping**

SE4813 3015 & SE4812 4597

2023	Winter Wheat
2022	Spring Beans
2021	Winter Barley
2020	Winter Wheat
2019	Oil Seed Rape

**Eligible area**

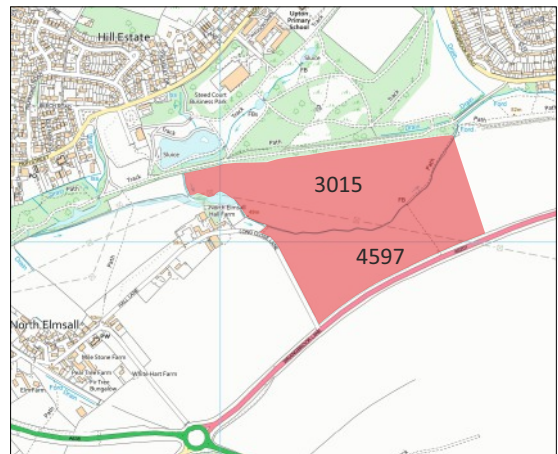
SE4812 4597	10.2477 hectares
SE4813 3015	10.4015 hectares

**Method of Sale**

The land is offered for sale by Private Treaty.

The selling agents reserve the right to convert this private treaty to best and final offers at any time.

Interested parties are invited to speak to Tom Cooper of the selling agents on 01302 714399 to discuss their interest.

**Important Notice**

JH Pickup & Co for themselves and the Vendors of this land, whose agents they are give notice that:

- 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.
- The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS, planning or other consents.
- 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.
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