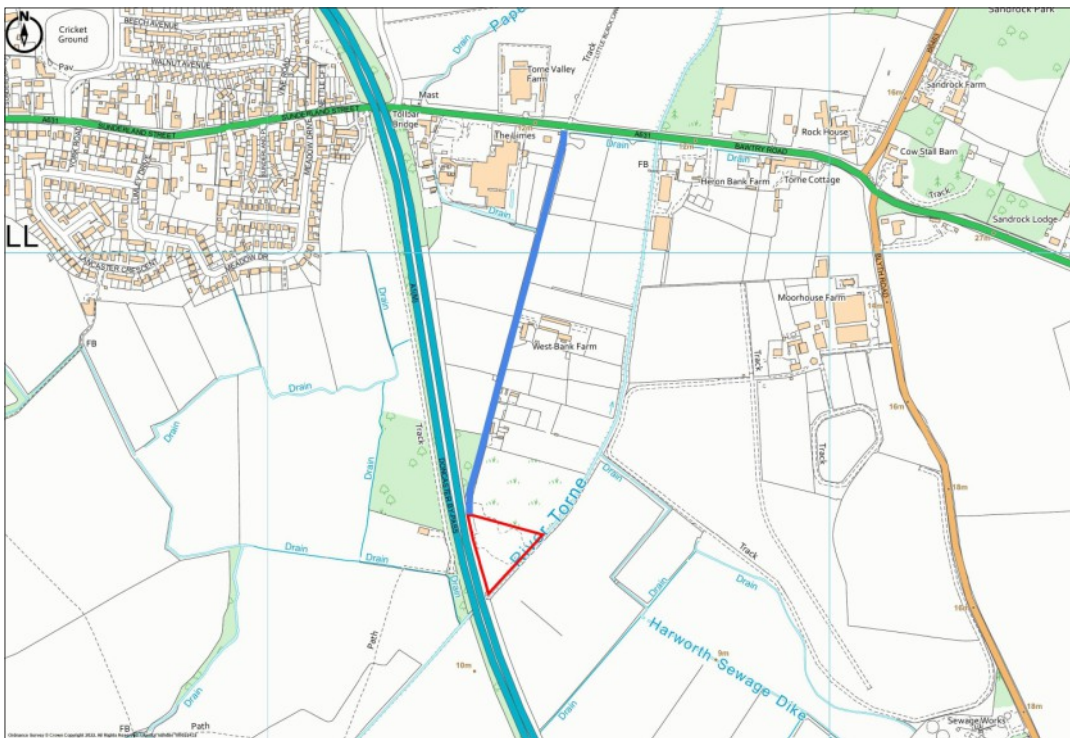


TICKHILL SOUTH YORKSHIRE

(Tickhill 1 mile, Bawtry 3 miles)

2.12 ACRES

(0.86 Hectares) or thereabouts



FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: OFFERS OVER £28,000.00

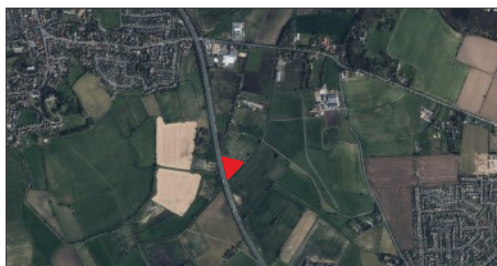
Solicitors

Dickinson Wood
28 South Parade
DONCASTER
DN1 2DJ

Tel: 01302 329504

Ref: Mark Dickinson

Email: mrd@dickinsonwood.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

General Remarks and Stipulations

Location

The land is situated to the southeast of Tickhill and is accessed by Great Black Lane, off the A631 Bawtry Road.

Description

The land extends to 2.12 acres of ground, which was formerly owned by the Council as an ash site and has been partially restored by the current owner.

The land has a condition of the planning permission 15/01526/MIN for the land to be restored to agriculture with a tree belt being planted along the side of the A1. Whilst this has not been completed, any interested purchasers are free to make their own enquiries with the Council for alternative uses.

The land would lend itself to a number of alternative uses, not least agriculture, equine, or bio diversity off setting, subject to an appropriate permission being sought from the Council.

Neither the Vendor nor the Selling Agents have made any formal approach to the Council in respect of the above.

The application can be viewed on the Doncaster Council website at: doncaster.gov.uk/services/planning/planning-applications-online-public-access by searching for application ref: 15/01526/MIN.

Basic Payment Scheme

The land has not been registered by the Vendor on the Rural Payments Agency Rural Land register. It could however, be registered and then used to activate Basic Payment Scheme entitlements on its restoration to agricultural production. There are no 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.

Outgoings

Drainage rates are payable to Doncaster East Internal Drainage Board. Further details of which can be provided on request.

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.

Easements, Wayleaves and Rights of Way

Access to the land is via Great Black Lane, which has previously been used for the removal of ash, under the previously mentioned planning permission.

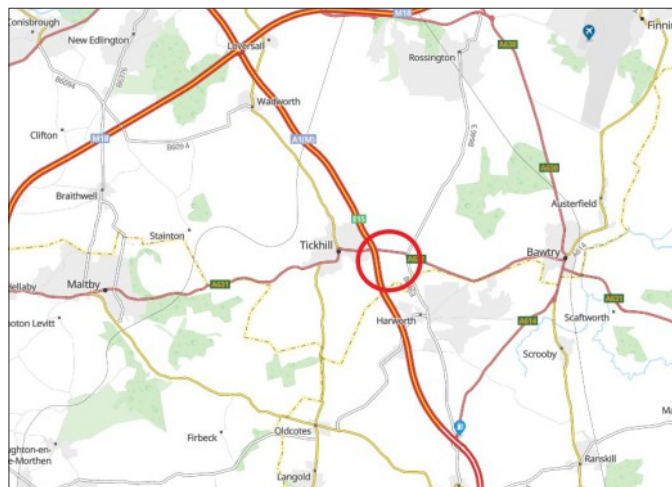
The property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Viewing

The land may be access and viewed on foot 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 Private Treaty. For further details please contact Tom Cooper on 01302 714399.



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.