

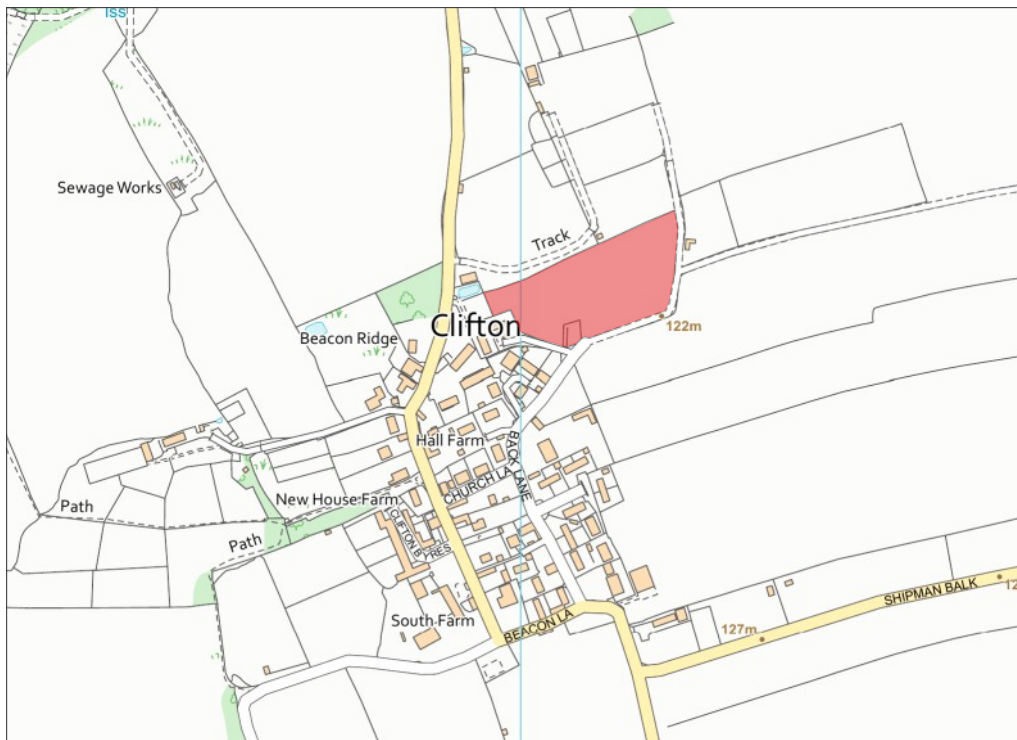
CLIFTON

SOUTH YORKSHIRE

(Conisbrough 1.5 miles, Wadworth 4 miles)

3.41 ACRES

(1.38 Hectares) or thereabouts



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 31 MARCH 2023

FREEHOLD WITH VACANT POSSESSION ON COMPLETION
GUIDE PRICE: £60,000.00

Solicitors

TBC

Tel: TBC

Ref: TBC

Email: TBC



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 northeast of Clifton and is accessed by Back Lane, off Beacon Lane.

Description

The land extends to 3.41 acres of land currently used as a grazing paddock. Set against the village of Clifton the land occupies a sheltered setting with access to a number of quiet rural roads and the Conisbrough Parks Bridleway.

The field is fenced and bounded on three sides by mature trees and hedges. The land has its own water supply for which there is a trough in the southwestern corner of the field.

There is scope for a range of alternative uses including amenity and environmental (subject to obtaining the necessary consents).

Basic Payment Scheme

The land has been registered by the Vendor on the Rural Payments Agency Rural Land register and can be used to activate Basic Payment Scheme entitlements however 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.

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

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.

Planning

Interested parties are advised to make their own enquiries regarding the current status to Doncaster Council.

Viewing

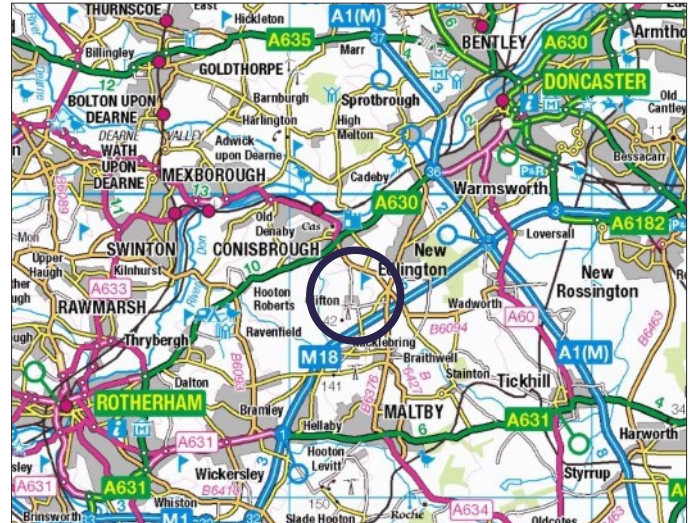
The land may be access and viewed on foot at any reasonable time during daylight hours in possession of a set of these sale particulars.

Method of Sale

The land is offered for sale by 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 Clifton**".
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 Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 31 March 2023**.

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 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.