

# JH Pickup & Co

## CONISBROUGH SOUTH YORKSHIRE

(Doncaster 5 miles, Rotherham 7 miles)

### 8.57 ACRES

(3.47 Hectares) or thereabouts

### PRODUCTIVE GRADE 2 ARABLE



**FOR SALE BY INFORMAL TENDER**  
**CLOSING DATE: 12 NOON FRIDAY 25 AUGUST 2023**  
**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**  
**GUIDE PRICE: £65,000 - £75,000**

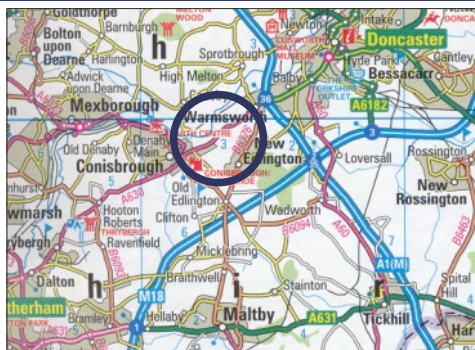
#### Solicitors

Taylor Bracewell  
17-23 Thorne Road  
DONCASTER  
DN1 2RP

**Tel: 01302 341414**

Ref: Grace Wray

Email: [grace@taylorbracewell.co.uk](mailto:grace@taylorbracewell.co.uk)



#### Selling Agents

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

**Tel: 01302 714399**

Ref: Lucy Barraclough

E-mail: [lucy.barraclough@jhpickup.co.uk](mailto:lucy.barraclough@jhpickup.co.uk)

A subsidiary of



## General Remarks and Stipulations

### Location

The land is situated to the south of the A630 (Doncaster Road), to the east of the town of Conisbrough and some 6 miles south west of the City of Doncaster being in the County of South Yorkshire.

### Description

The land comprises an arable parcel extending to 8.57 acres, accessed off Doncaster Road, and Drake Head Lane to the southern boundary.

The land is classified as being Grade 2 on Sheet 104 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture Fisheries and Food.

The Soil Survey of England & Wales identifies the soil as being from the "Bridgnorth" Association with their characteristics described as "well-drained sandy and coarse loamy soils over soft sandstone" and as suitable for "Cereals and potatoes, horticultural and fruit crops; some permanent grassland and woodland on steep slopes."

### 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, subject to an existing short term Farm Business Tenancy Agreement, which is due to expire on 16 September 2023, whereupon vacant possession will be given. Further details are available on request from the Selling Agents.

### Outgoings

None known.

### 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.

### 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.

### Early Entry

Early entry on to the land will be permitted following clearance of the 2023 crop by the current tenant, for the prospective Purchaser(s) prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

### Easements, Wayleaves and Rights of Way

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

### Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

### Development Clause

The land is subject to a development clause, whereby 25% of any uplift in value in excess of its existing use value, is reserved to the Vendor, for a period of 25 years, as from the date of completion.

### Viewing

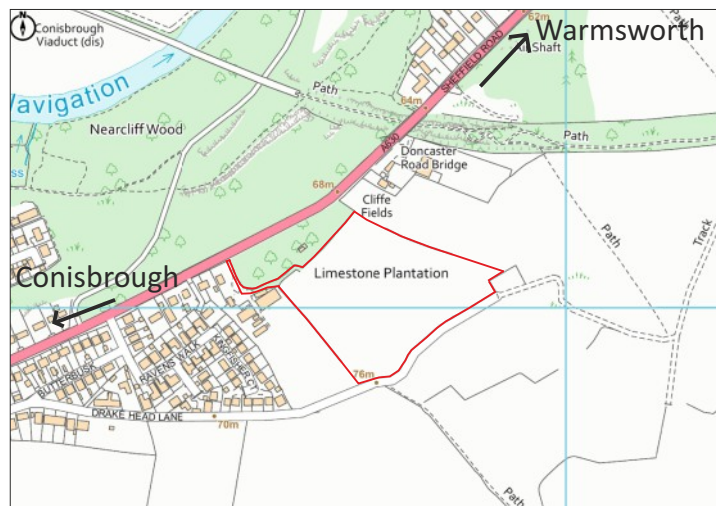
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

### 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 Conisbrough".
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 25 August 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 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 property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.