

JH Pickup & Co

WATH UPON DEARNE

SOUTH YORKSHIRE

(Swinton 2 miles, Rawmarsh 2 miles)

3.29 ACRES

(1.33 Hectares) or thereabouts

Paddock with Equestrian Potential



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 13 OCTOBER 2023

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: OFFERS OVER £50,000

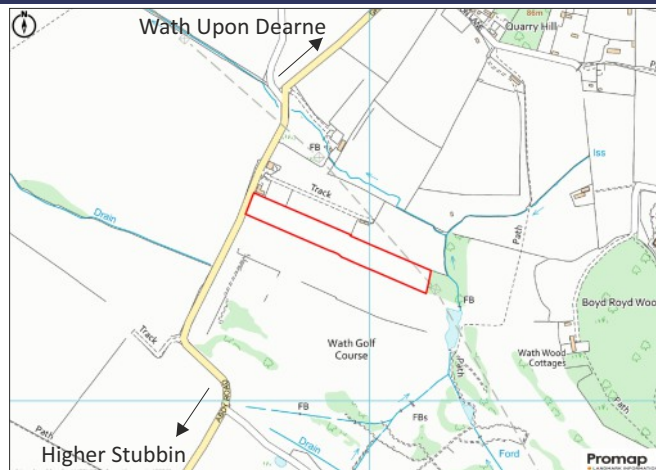
Solicitors

Bury & Walkers
Britannic House
Regent Street
Barnsley
S70 2EQ

Tel: 01226 733533

Ref: John Clark

Email: j.clark@burywalkers.com



Selling Agents

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

Tel: 01302 714399

Ref: Morten Gledhill

E-mail: morten.gledhill@jhpickup.co.uk

A subsidiary of



General Remarks and Stipulations

Location

The land is situated off Green Lane, 1 mile to the south west of Wath Upon Dearne. The village of Rawmarsh lies approximately 2 miles to the south east.

Description

The grassland has road frontage onto Green lane offering equestrian potential with easy access to neighbouring towns and villages.

The land is shown as being grade 3 on the Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture Fisheries and Food.

The Soil Survey of England and Wales identifies most of the soils as being from the "Dale" Association with their characteristics described as "slowly permeable seasonally waterlogged clayey, fine loamy over clayey and fine silty soils on soft rock often stoneless" and as suitable for "dairying on permanent and short term grassland; some cereals, coniferous woodland; some land disturbed by mining".

Tenure and Possession

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

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 water pipe running underneath the field for which there is an easement in place with Yorkshire Water.

There is an overhead line running through the field for which there is an appropriate wayleave agreement in place with National Grid.

Access

Access is taken directly off Green Lane.

Nitrate Vulnerable Zone

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

Outgoings

There are no drainage rates payable on the land.

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%).

Services

There are no mains water or electricity supplies to the land.

Planning

The land lies outside of any development boundaries and is within the green belt in planning policy terms on the Rotherham Metropolitan Borough Council's Local Plan Sites and Policies document (adopted June 2018).

Viewing

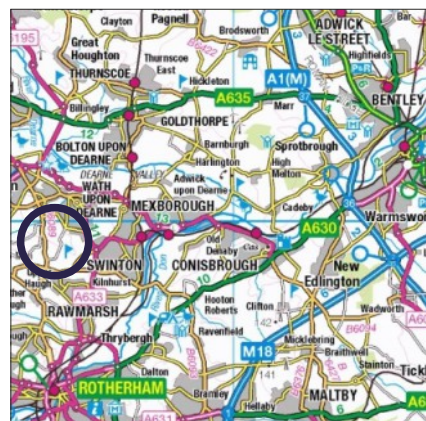
The land may be accessed and viewed on foot at any reasonable time during daylight hours in possession of a set of these sale particulars.

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 on the prescribed Tender Form available from Selling Agents 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 Wath Upon Dearne**".
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 13 October 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.