

# **SPROTBROUGH**

## **SOUTH YORKSHIRE**

(Doncaster 3.5 miles, Rotherham 10 miles)

# **17.34 ACRES**

(7.01 Hectares) or thereabouts

## **GRASSLAND AND WOODLAND**



**FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS**

**FREEHOLD SUBJECT TO EXISTING TENANCY (LOT 1)**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION (LOT 2)**

**Solicitors**

Taylor Bracewell  
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DN4 5FB

**Tel: 01302 965250**

Ref: Alison Turner

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

**Selling Agents**

DDM Agriculture  
2 Doncaster Road  
Bawtry  
DONCASTER  
DN10 6NF

**Tel: 01302 714399**

Ref: Carole Johnston

E-mail: [carole.johnston@ddmagriculture.co.uk](mailto:carole.johnston@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Location

The woodland is situated off Mill Lane, approximately half a mile to the south of the village of Sprotbrough, in the Parish of Warmsworth and in the County of South Yorkshire.

### Description

The land comprises a useful parcel of permanent grassland with road frontage, with potential for conservation measures, BNG or carbon offsetting. There is also an addition block of mixed deciduous ancient and semi-natural woodland incorporating a diverse range of species including sycamore, oak and beech, forming part of the Sprotbrough Gorge SSSI.

The soil are identified by the Soil Survey of England and Wales as being from the "Aberford" association with their characteristics described as "Shallow, locally brashy, well drained calcareous reddish clayey soils over limestone. Some deeper calcareous soils in colluvium".

### Schedule

Lot Number	Description	Area (Acres)	Area (Hectares)
Lot 1 (coloured red)	Grassland	8.98	3.63
Lot 2 (coloured blue)	Woodland	8.36	3.38
TOTAL		17.34	7.01

### Basic Payment Scheme

The grassland 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. It is assumed that the land is eligible to be entered into the Sustainable Farming Incentive/Countryside Stewardship Schemes operated by the Rural Payments Agency.

### Tenure and Possession

The land is owned freehold, however, Lot 1 is being sold subject to an existing Agricultural Holdings Act 1986 agreement dated 02 February 1995. Lot 2 is sold with the benefit of vacant possession on completion. Please contact the selling agent for further information.

### Tenantright/Dilapidations

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.

### Early Entry

Early entry on to the land will be permitted for the prospective Purchaser(s) prior to legal 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 Vendors for any VAT which may subsequently be payable.

### Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit [www.defra.gov.uk](http://www.defra.gov.uk).

### Wayleaves, Easements and Rights of Way

The land is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sale particulars or not. We are aware that there is an existing agreement with Doncaster & District Angling Association who have access on a regular basis for private fishing.



## Designations

The woodland is identified as being within a Site of Special Scientific Interest (SSSI). For further details visit <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx> or alternatively, the selling agent.

## Viewing

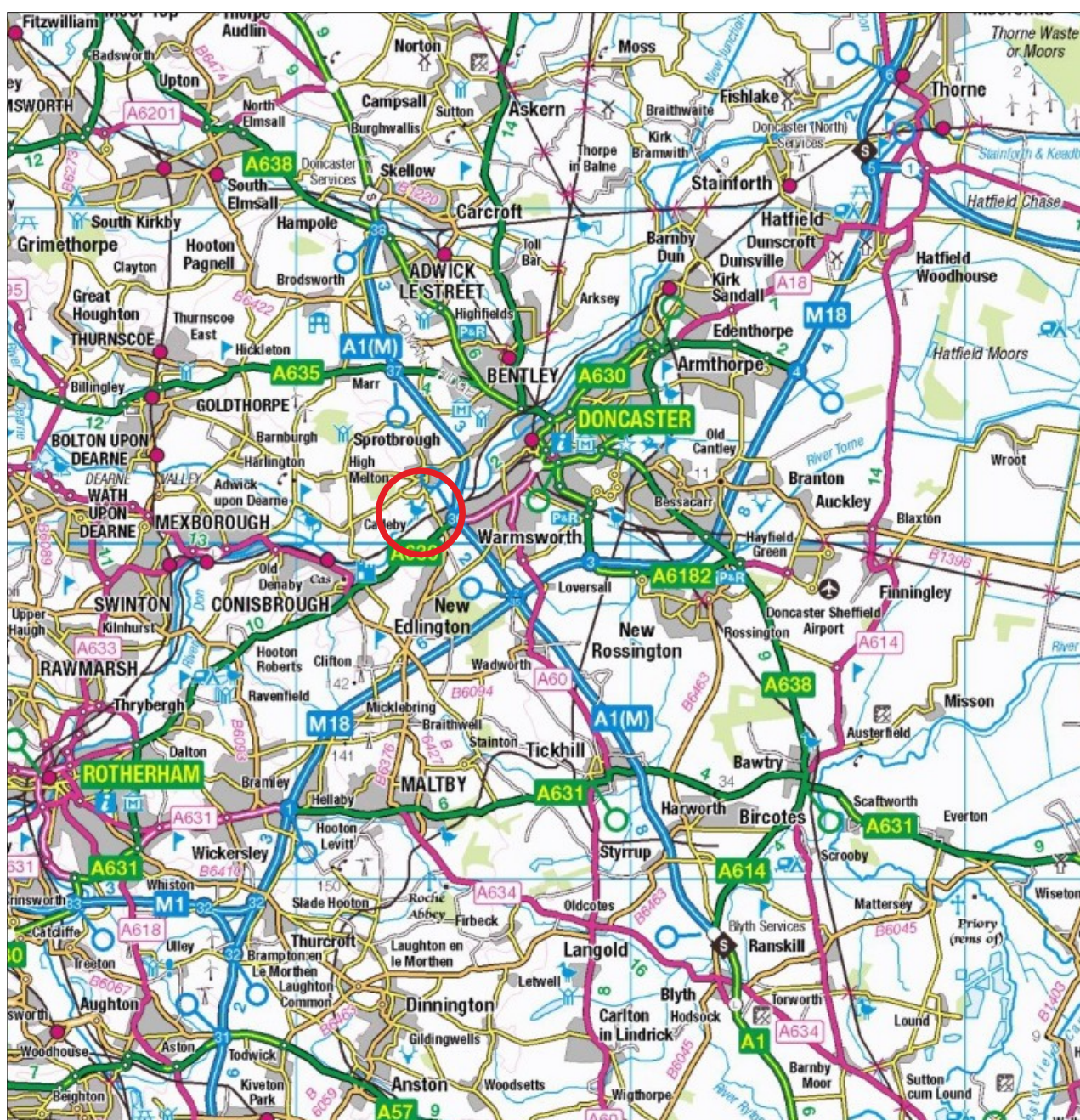
The land may be viewed at any reasonable time during daylight hours in possession of a set of these particulars.

## Method of Sale

The woodland is offered for sale by Private Treaty.

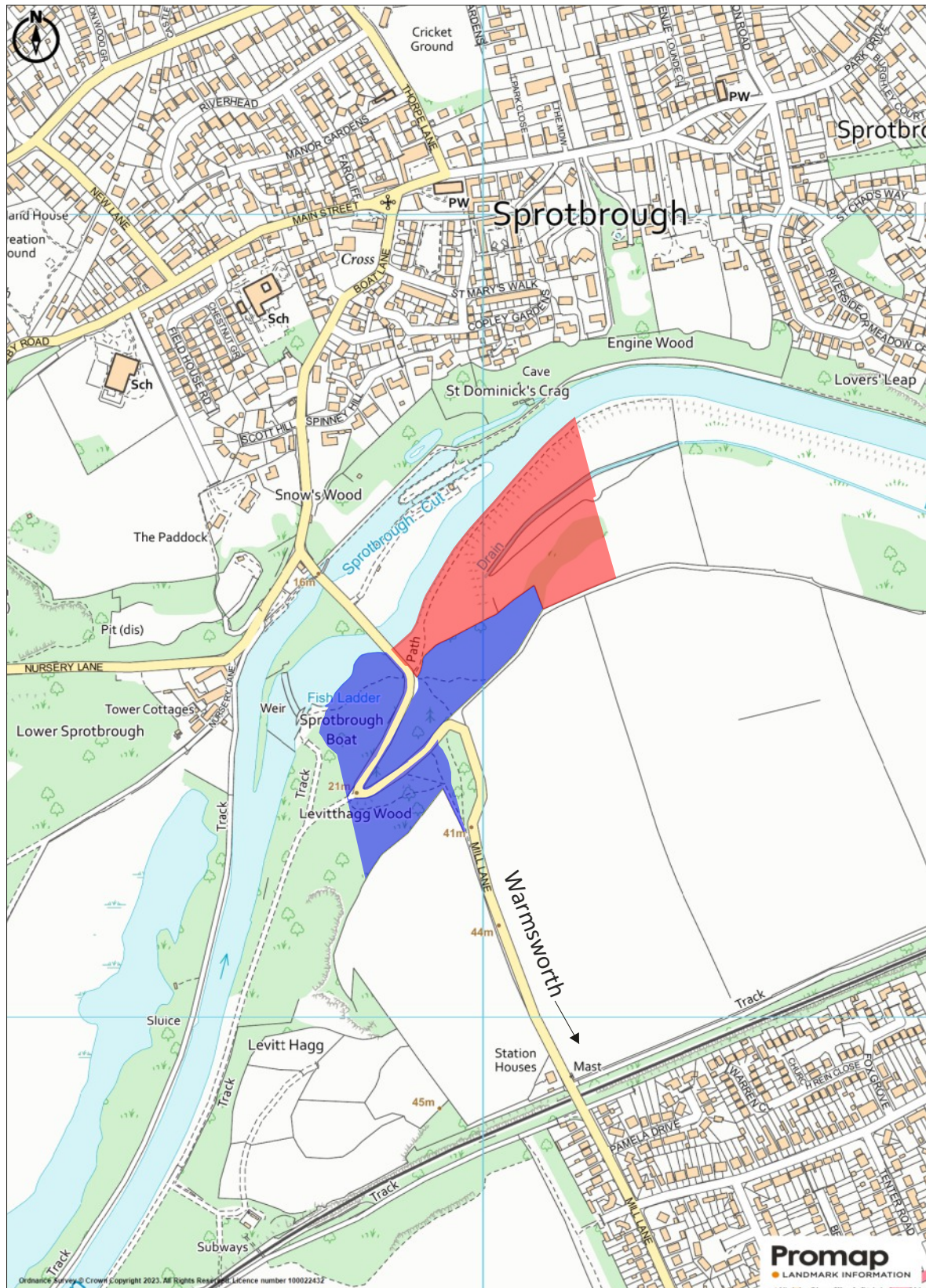
For further details, please contact Carole Johnston on 01302 714399.

## LOCATION PLAN





## LAND AT SPROTBROUGH - SITE PLAN



### Important Notice

DDM Agriculture and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and DDM Agriculture has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.