



**FOR SALE**

**BRICK KILN PLANTATION**

**Approx 32.77 acres of Deciduous Woodland**

**GUIDE PRICE: OFFERS OVER £200,000.00**

**JH Pickup & Co**

**General Remarks and Stipulations****Situation**

Brick Kiln Plantation is situated on the east side of the A19 Doncaster Road between Bentley and Askern to the north of Doncaster.

**Description**

A block of mainly deciduous woodland principally sycamore and ash with smaller quantities of poplar and yew of interest to foresters, conservationists, investors and others.

The site stands at approximately 6m above sea level. The soils are clay loams over a clay subsoil. Stockbridge Beck runs along the eastern boundary of the site and is maintained by the Internal Drainage Board. Internal drainage ditches drain to this main drain. As can be seen from the plans there is a pond in the northern corner of the woodland.

Internally there are a number of rides.

It is believed the woodland was last thinned some 50 years ago. It would benefit from early thinning and a significant tonnage of hard wood logs could be produced.

**Taxation**

After 2 year's ownership the asset could attract 100% business property relief. If appropriate tax elections are made timber sales can be free of income tax and capital gains tax. Interested parties should seek their own tax advice.

**Access**

Access to the woodland is directly from the A19 opposite Doncaster Lodge.

**Wayleaves and Easements**

None known.

**Boundaries**

As mentioned much of the eastern boundary is formed by Stockbridge Beck. The western boundary abuts the A19.

**Tenure**

Freehold with vacant possession.

**Rights of Way, Wayleaves & Easements**

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.

**Sporting Rights**

Included. The woodland has been shot by a local syndicate for a number of years, providing good habitat for pheasants.

**Mines & Minerals**

Included in so far as owned.

**Drainage Rates**

We understand no drainage rates are payable on the woodland however drainage from the woodland is to IDB maintained ditches.

**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.

**Plans, Areas and Schedules**

National Grid numbers and areas as identified on the Rural Land Register have been used in the schedules of the Land and are for reference purposes only. They are believed to be correct but the Purchaser/s shall be deemed to have satisfied themselves by inspection, and measurement or otherwise that the description contained in these particulars describes the property, and any errors or misstatements shall not annul the sale or entitle the Purchaser to any compensation.

**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 land is offered for sale by **Private Treaty** with offers invited over £200,000.

**Further Information**

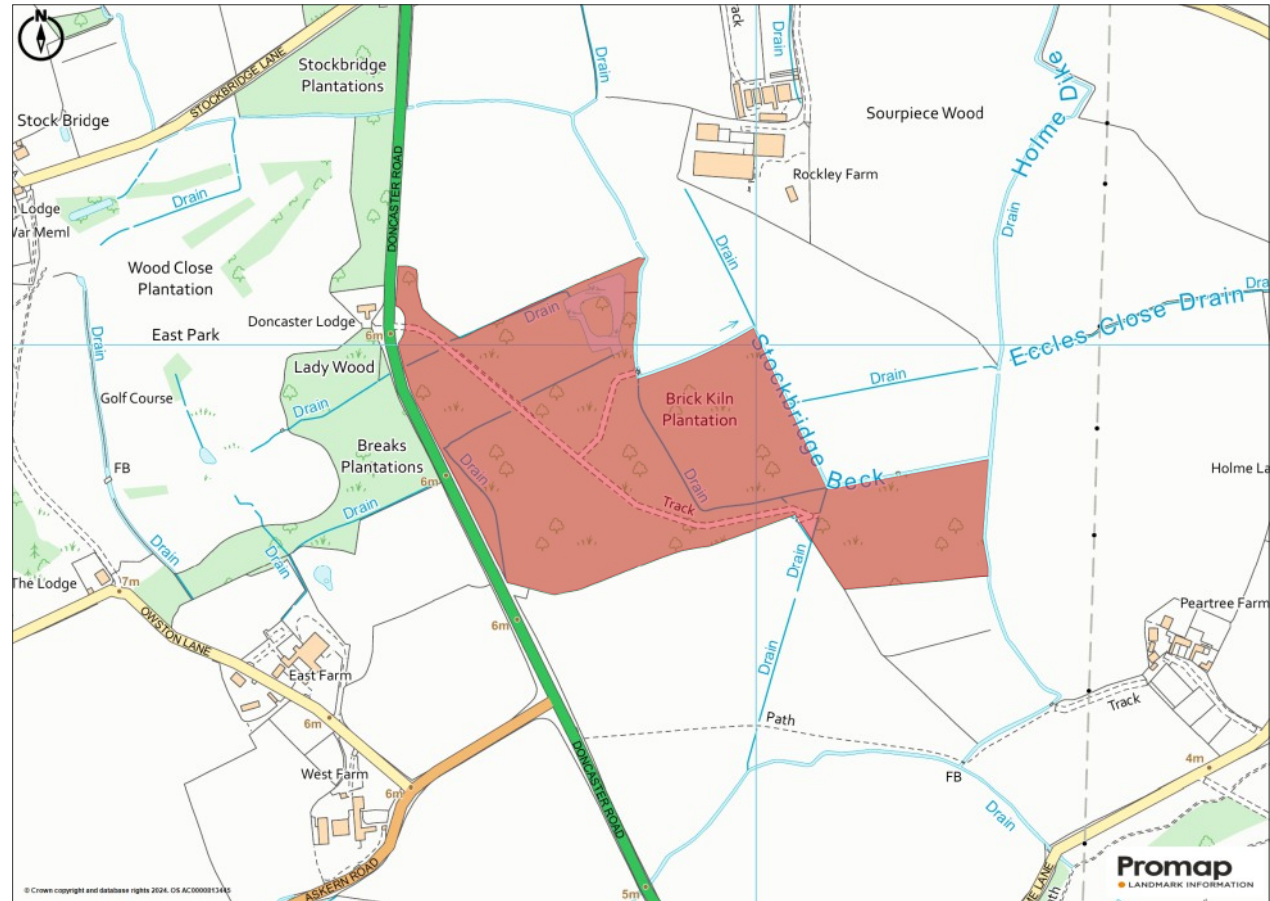
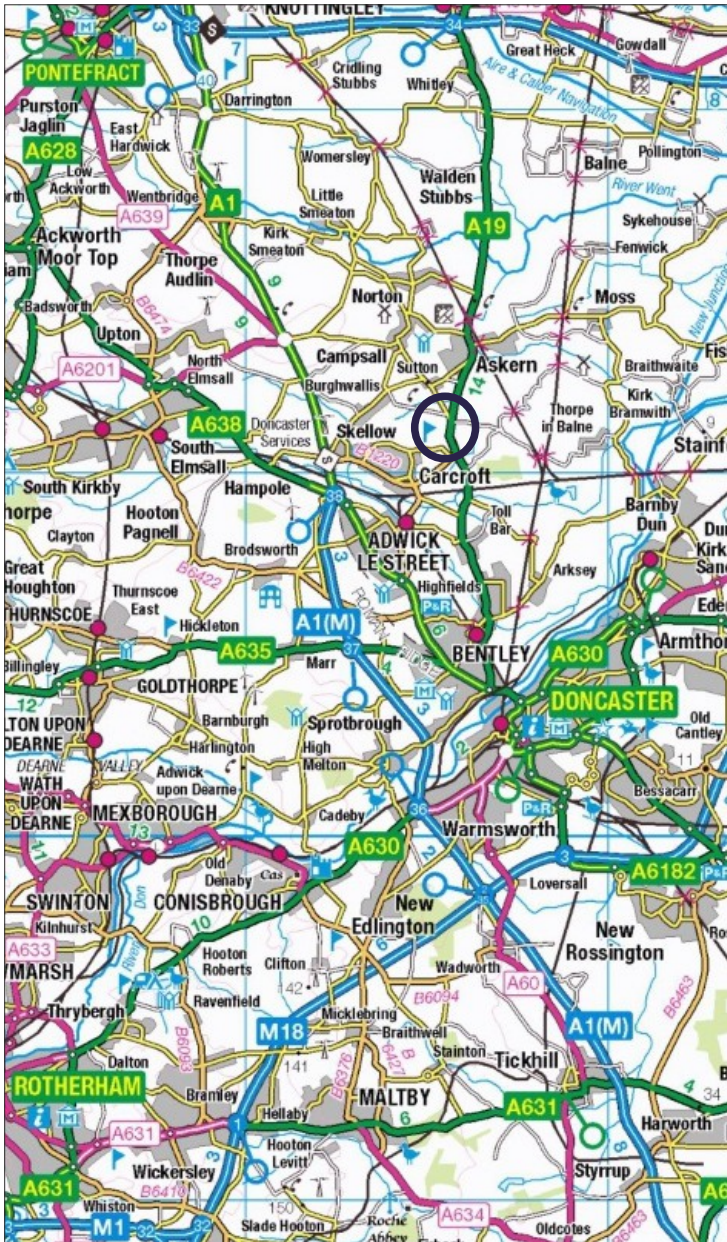
Further details and information relevant to the sale are available online from the Selling Agents, JH Pickup & Co, at [www.jhpickup.co.uk](http://www.jhpickup.co.uk), or upon request from Morten Gledhill on 01302 714399. Prospective purchasers should satisfy themselves as to the accuracy of this information. Any statement within these Sale Particulars is given in good faith but carries no warranty.

**Important Notice**

JH Pickup & Co for themselves and the Owners of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS 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.





**Selling Agents**

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