

**FOR SALE**

**LAND AT BARNBURGH**

**142.11 Ac (57.51 Ha)**

**Lot 1 65.16 Ac (26.37 Ha)    Lot 2 76.95 Ac (31.14 Ha)**



**Lot 1 (shown red on plan)****Description**

This block extends in total to approximately 65.16 acres (26.37 hectares) or thereabouts of arable land with good road access. The land is classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the “Bardsey” association with their characteristics described as “slowly permeable seasonally waterlogged loamy over clayey and fine silty soils over soft rock” and as suitable for “cereals some potatoes and permanent grassland.”

Backcropping							
	RLR Map Reference	2024	2023	2022	2021	Ac	Ha
1	SE4703 7673	Winter Wheat	Spring Barley	Fodder Beet	Grass	14.85	6.01
2	SE4703 9859	Winter Wheat	Winter Wheat	Fodder Beet	Grass	10.65	4.31
3	SE4703 8932	Spring Barley	Winter Wheat	Winter Wheat	Fodder Beet	17.47	7.07
4	SE4803 2482	Grass	Grass	Grass	Winter Wheat	6.62	2.68
5	SE4803 2167	Grass	Grass	Grass	Winter Wheat	8.20	3.32
6	SE4803 3569	Grass	Grass	Grass	Grass	4.13	1.67
7	SE4803 2494	Grass	Grass	Grass	Grass	3.24	1.31
<b>Total</b>						<b>65.16</b>	<b>26.37</b>

**Lot 2 (shown blue on plan)****Description**

This block extends in total to approximately 72.78 acres (29.45 hectares) or thereabouts of arable land with 4.17 acres (1.69ha) of woodland. The land is classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

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Backcropping							
	RLR Map Reference	2024	2023	2022	2021	Ac	Ha
1	SE4803 8294	Grass	Grass	Grass	Grass	6.28	2.54
2	SE4803 8474	Fodder Beet	Winter Wheat	Winter Wheat	Grass	35.26	14.27
3	SE4803 9093	Woodland	Woodland	Woodland	Woodland	0.69	0.28
4	SE4803 9691	Grass	Grass	Grass	Grass	4.13	1.67
5	SE4903 1494	Grass	Grass	Grass	Grass	16.78	6.79
6	SE4903 0964	Woodland	Woodland	Woodland	Woodland	3.48	1.41
7	SE4903 1865	Grass	Grass	Grass	Grass	10.33	4.18
<b>Total</b>						<b>76.95</b>	<b>31.14</b>

**General Remarks and Stipulations****Location**

The land is situated east and west of the village of Barnburgh. Lot 1 can be accessed off Barnburgh Lane and Hickleton Road, whereas Lot 2 is accessed by Stables Lane or the High Street.

**Tenure and Possession**

The whole property with the exception of parcels 6 and 7 within Lot 1 and 3, 4 and 6 within Lot 2 are sold subject to a Farm Business Tenancy Agreement dated 16 August 2011. The current rent passing is £23,700 and is payable quarterly yearly at 1st Feb, 1 May, 1 Aug and 1 Nov. The Farm Business Tenancy has had a Notice to Quit served and will therefore terminate with effect from 16 September 2025 to provide vacant possession to the purchaser. A copy of the Tenancy Agreement is available on request.

**Basic Payment Scheme**

All of the land is registered on the Rural Land Register and it has been used to activate entitlements under the Basic Payment Scheme as operated by the Rural Payments Agency. All delinked payments and reference data will be retained in the entirety by the Tenant/Landlord, therefore the land will be sold without any entitlements or future BPS or delinked payments.

**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).

**Sporting and Mineral Rights**

All mineral and sporting rights in so far as they are owned are included in the sale.

**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.

There is a wayleave with Northern Powergrid (Yorkshire) plc in respect of the overhead lines and associated poles which cross Lot 2.

**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.

**Overage****Lot 1**

Parcels 4, 5 & 6 are subject to a development clause whereby 30% of any uplift in value (resulting from an alternative use) in excess of the existing value, is reserved to the Vendor for a period of 30 years, commencing from the date of completion.

### Solicitors

John Grainger

Grainger Appleyard, 6 St Mary's Court, Tickhill, Doncaster, DN11 9LX

Tel: 01302 327257

Email: j.grainger@graingerappleyard.com

### 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 as a whole or in two Lots by **Informal Tender**. The Vendors do 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 of Purchaser.
3. Confirm full name and address of solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance, or sale of other property.
5. Submitted in a sealed envelope marked "**Land at Barnburgh**".
6. Submitted not later than **12 noon on Friday 10 May 2024**.
7. The Vendor has the right to sell the property prior to the Tender date and also reserves the right to go to best and finals if necessary.

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.

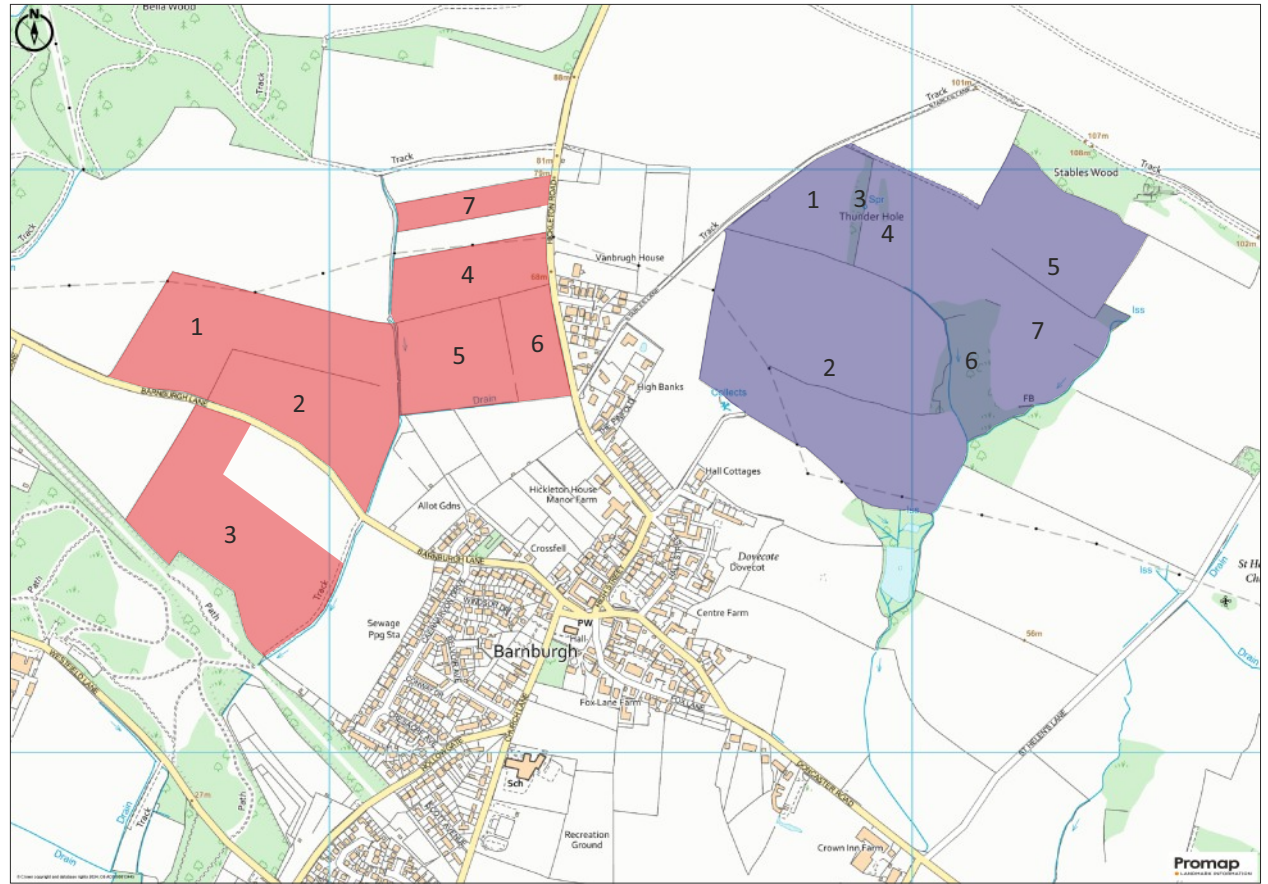
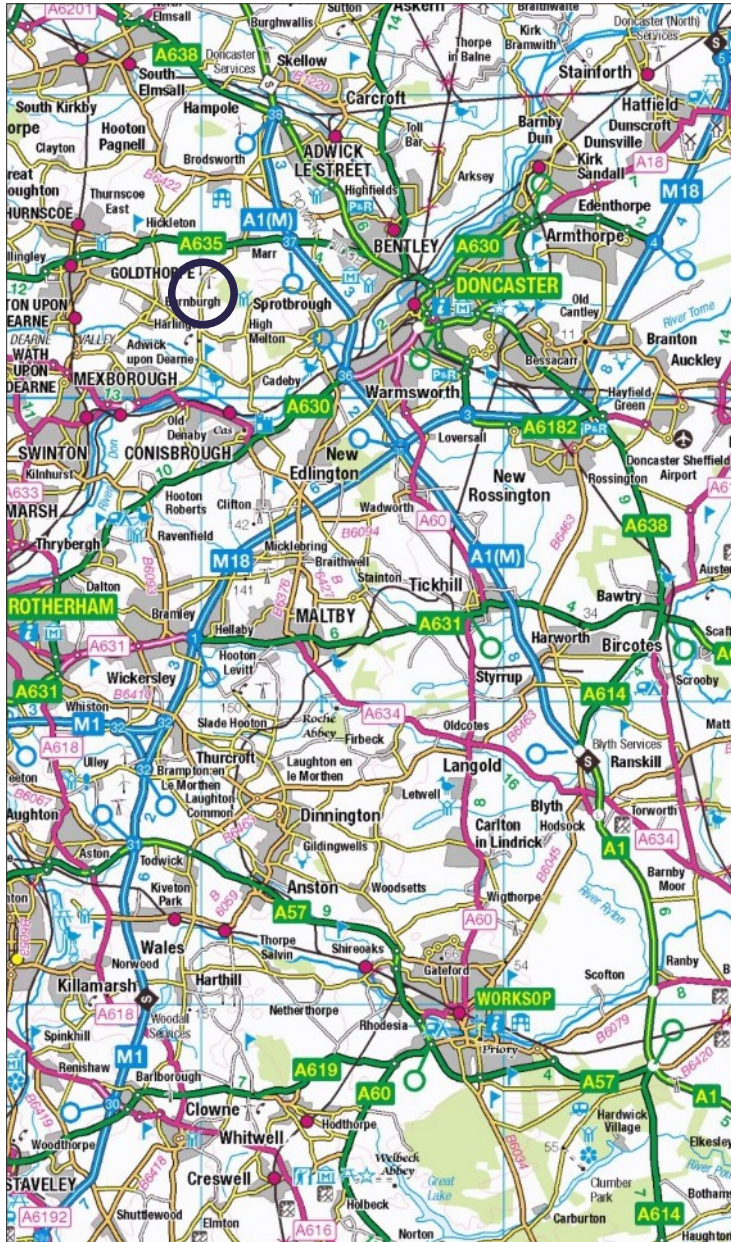
### Further Information

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 Tom Cooper on 07917 732218. 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.



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**Selling Agents**

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 Email: tom.cooper@jhpickup.co.uk



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& Co**