

JH Pickup & Co

SKELLOW

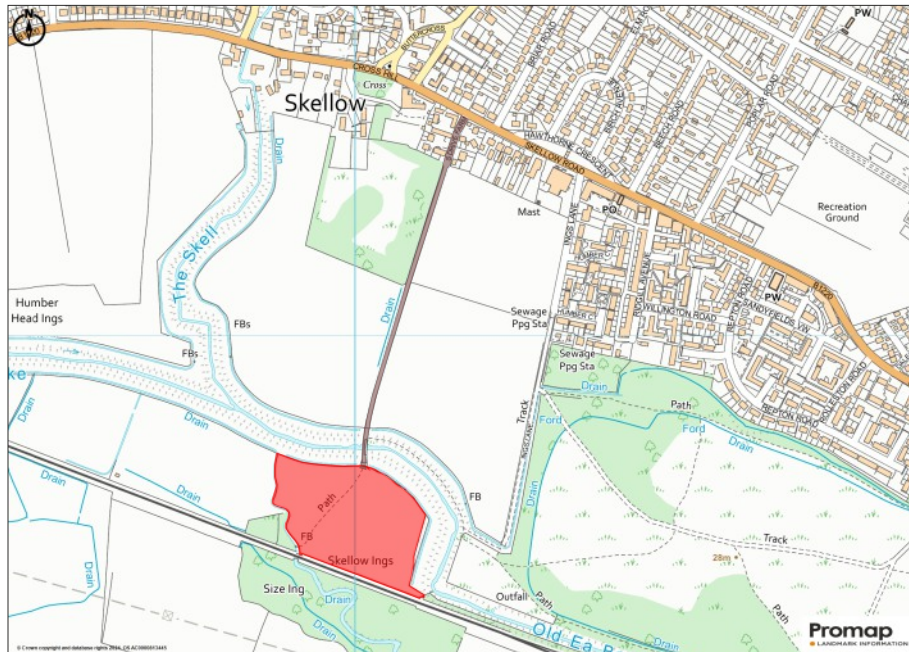
SOUTH YORKSHIRE

(South Elmsall 4 miles, Doncaster 5 miles)

8.148 ACRES

(2.97 Hectares) or thereabouts

PRODUCTIVE GRASSLAND SUITABLE FOR EQUESTRIAN USE



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 26 JULY 2024

FREEHOLD WITH VACANT POSSESSION ON COMPLETION
GUIDE PRICE: £85,000.00

Solicitors

Moxon & Barker Solicitors
7-9 Cornmarket
PONTEFRACT
WF8 1AN

Tel: 01977 602999

Ref: Michael Scott

Email: commercialproperty@moxon-barker.co.uk



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 to the south of the B1220 (Skellow Road) running through Skellow and is accessed by a right of way down the track as coloured brown on the site plan. The City of Doncaster lies approximately five miles to the south west.

Description

The land comprises a useful grass field used for both making hay and for grazing, whilst being suitably fenced with a watering hole near the railway line. There are also shed foundations in place for a 60ft x 30ft agricultural shed.

The land is classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps 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 "Foggathorpe 2" Association with their characteristics described as "stoneless clayey and fine loamy over clayey soils" and as suitable for "cereals and grassland with stock rearing."

Basic Payment Scheme

The land has not been registered by the Vendor on the Rural Payments Agency Rural Land register.

Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession upon completion.

Outgoings

Annual drainage rates are payable to Danvm Drainage Commissioners.

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.

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%).

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.

Nitrate Vulnerable Zone

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

Easements, Wayleaves and Rights of Way

The land 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. The land is accessed via a right of way down the track as coloured brown on the site plan.

Planning

There is a planning application currently awaiting planning permission for an erection of an agricultural building ancillary to agricultural land use. Under ref: 23/02118 FUL. Prospective purchasers should make their own investigations into the same.

Viewing

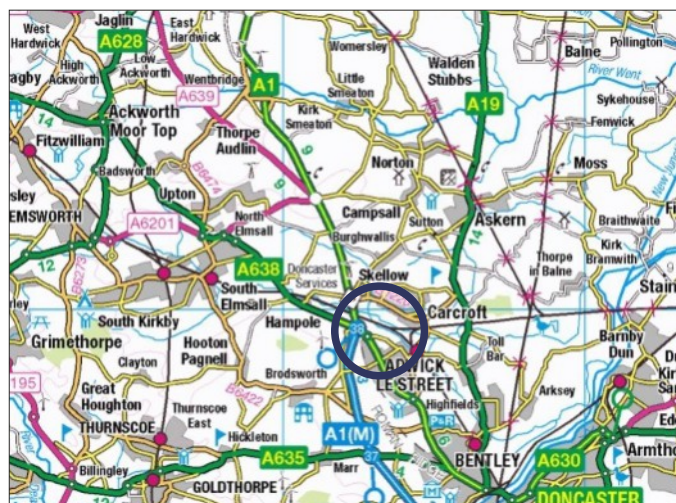
The land may be access and viewed on foot at any reasonable time during daylight hours in possession of a set of these sale particulars.

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 Skellow".
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 26 July 2024**.

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.