

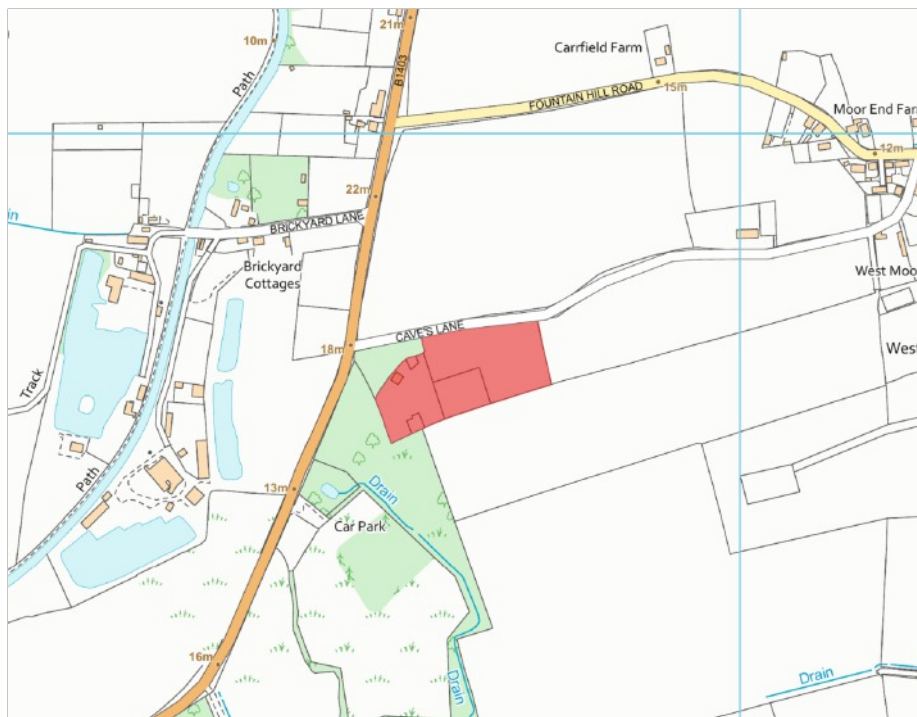
JH Pickup & Co

WALKERINGHAM NOTTINGHAMSHIRE

(Gainsborough 5 miles, Everton 7 miles)

4.19 ACRES

(1.70 Hectares) or thereabouts



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 23 AUGUST 2024

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £75,000.00

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: Lucy Barraclough

E-mail: lucy.barraclough@jhpickup.co.uk

A subsidiary of



General Remarks and Stipulations

Location

The land is situated in the Parish of Walkeringham directly off Caves Lane, some two miles north east of the village of Gringley on the Hill, six miles to the north west of the town of Gainsborough and in the County of Nottinghamshire.

Description

Extending to 4.19 acres (1.70 hectares) or thereabouts, the permanent grassland, which includes an area of tree planting, is bounded by post and rail fencing and is divided into useful grazing paddocks. The property, which has direct roadside access, also benefits from a general purpose store of concrete block walling under a concrete interlocking tile roof and with a lean-to to two elevation providing scope for development (subject to planning). The property also benefits from solar panels which provides electricity to the store.

The land is classified as being Grade 3 on Sheet 104 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 predominantly from the "Whimple 3" association with their characteristics described as "reddish fine loamy or fine silty over clayey soil" and as suitable for "stock rearing, grassland and winter cereals".

Tenure and Possession

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

Outgoings

None known

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

There is a wayleave with Western Power Distribution (East Midlands) Plc for the overhead line and associated poles which cross the land.

The property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Viewing

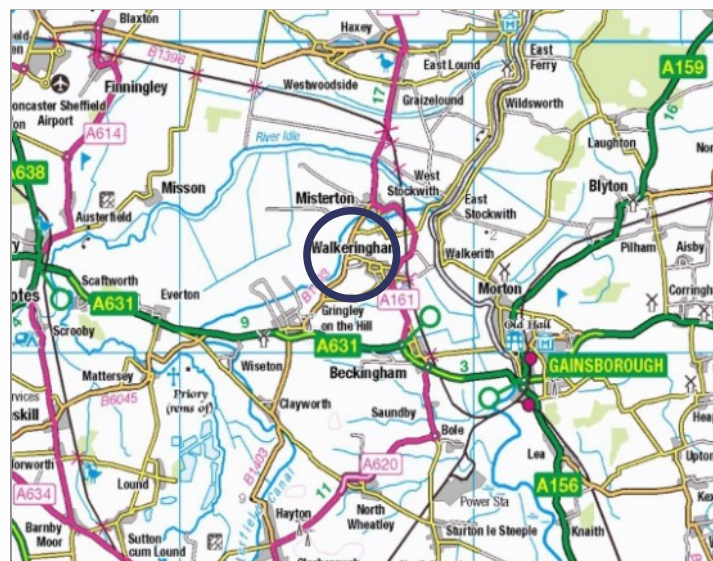
The land can be viewed strictly by appointment only. Please contact the selling agents on 01302 714399 to arrange a viewing.

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 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 Walkeringham**".
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 23 August 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. The vendor reserves the right to remove the property from the market before the Informal tender deadline. Plans are prepared for Identification Purposes only.



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.