

# JH Pickup & Co

## NORTH ANSTON

### SOUTH YORKSHIRE

(Rotherham 8 miles, Sheffield 12 miles)

## 12.31 ACRES

(4.98 Hectares) or thereabouts

### USEFUL WELL ESTABLISHED GRASSLAND



**FOR SALE BY INFORMAL TENDER**

**AS A WHOLE OR IN UP TO THREE LOTS**

**CLOSING DATE: 12 NOON FRIDAY 06 SEPTEMBER 2024**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

**Solicitors**

Ilett & Clark Solicitors Limited  
86 Bridge Street  
WORKSOP  
S80 1JA

**Tel: 01909 500544**

Ref: Richard Clark

Email: [rjc@ilettclark.co.uk](mailto:rjc@ilettclark.co.uk)

**Selling Agents**

JH Pickup & Co  
2 Doncaster Road  
Bawtry  
DONCASTER  
DN10 6NF

**Tel: 01302 714399**

Ref: Andrew Houlden

E-mail: [andrew.houlden@jhpickup.co.uk](mailto:andrew.houlden@jhpickup.co.uk)

A subsidiary of



## General Remarks and Stipulations

### Location

The land is situated to the north west of the village of North Anston in South Yorkshire with Lots 2 & 3 having road frontage onto Penny Piece Lane and Cramfit Road respectively.

### Description

The land comprises a number of blocks of well established grassland, with mature hedges and field shelters or stables.

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 "Bardsey" association with their characteristics described as "loamy over clayey and fine silty soils over soft rock" and as suitable for "cereals, some potatoes and permanent grassland".

### Schedule

Lot Number	NG Field No	Description	Area (Acres)	Area (Hectares)
Lot 1 (coloured red)	3485	Grass	1.54	0.62
	3991	Grass	<u>2.40</u>	<u>0.97</u>
		Sub Total	3.94	1.59
Lot 2 (coloured orange)	3703 pt ] 3797 pt ]	Grass	5.67	2.30
Lot 3 (coloured yellow)	3209 pt	Grass	2.07	0.84
	3703 pt ] 3797 pt ]	Grass	<u>0.63</u>	<u>0.25</u>
		Sub Total	2.70	1.09
		<b>Grand Total</b>	<b>12.31</b>	<b>4.98</b>

### Basic Payment Scheme

The land has not been registered on the Rural Payments Agency Rural Land Register and has not been used to activate Basic Payment Scheme entitlements.

### Tenure and Possession

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

### Outgoings

None known.

### 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.

There is a Yorkshire Water sewer crossing all three Lots. There is also a wayleave for an overhead line and associated poles crossing Lot 2.

## Viewing

The land may be viewed 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 North Anston**".
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 06 September 2024**.

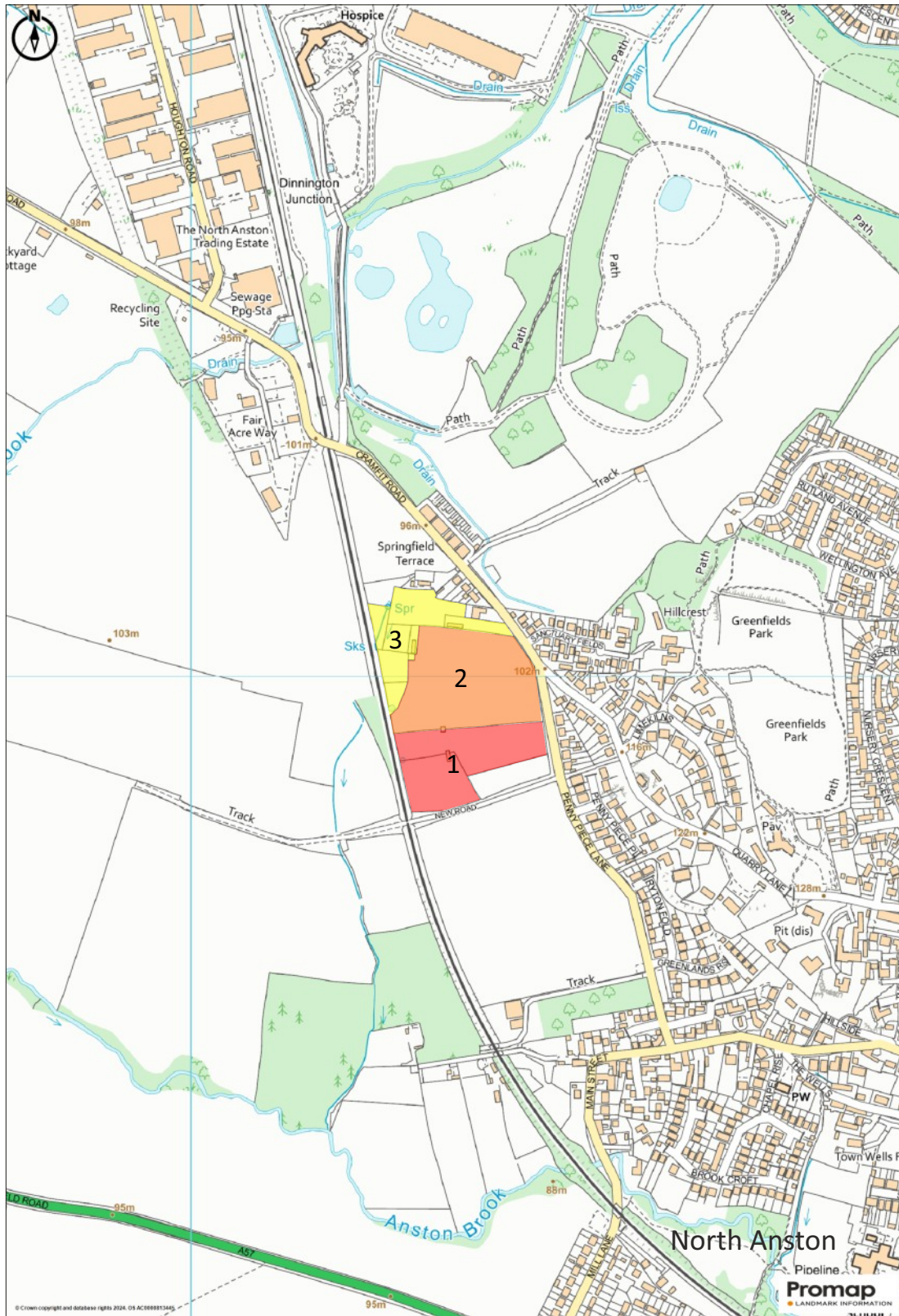
To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids are not acceptable.

## LOCATION PLAN





# LAND AT NORTH ANSTON - SITE PLAN



## Important Notice

JH Pickup & Co 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 JH Pickup & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.