

BARLBOROUGH

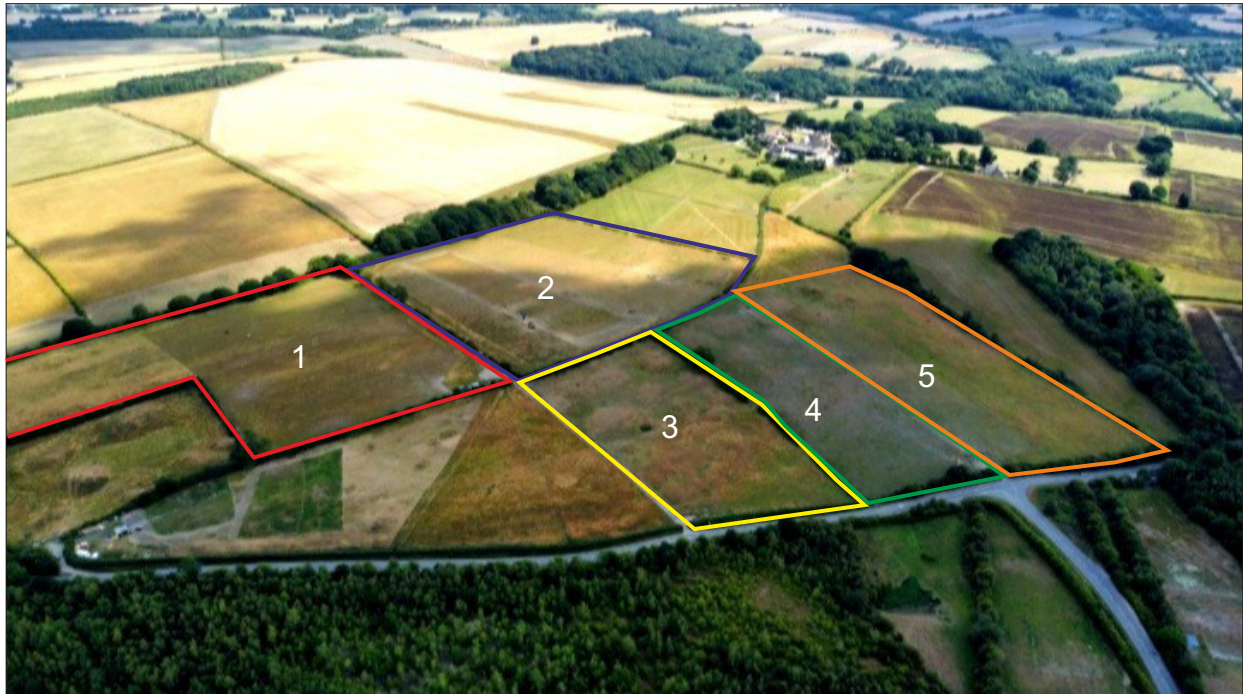
DERBYSHIRE

(Rotherham 10 miles, Sheffield 11 miles)

38.61 ACRES

(15.63 Hectares) or thereabouts

USEFUL WELL ESTABLISHED GRASSLAND



FOR SALE BY INFORMAL TENDER
AS A WHOLE OR IN UP TO FIVE LOTS
CLOSING DATE: 12 NOON FRIDAY 15 AUGUST 2025

Solicitors

Banner Jones
1 Sheffield Road
Dronfield
SHEFFIELD
S18 2DH

Tel: 0114 275 5266

Ref: Abigail Capeling

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Selling Agents

DDM Agriculture
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Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

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General Remarks and Stipulations

Location

The land is situated to the north east of the village of Spinkhill in Derbyshire with Lots 3, 4 and 5 having road frontage onto Station Road.

Description

The land comprises a useful block of well established grassland, with some mature hedges, which has been used for grazing horses in recent months.

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".

Lot Number	NG Field No	RLR Field No	Description	Area (Acres)	Area (Hectares)	RLR Eligible Area (Hectares)
Lot 1 (coloured red)	2048	2048	Grass	11.79	4.77	4.67
Lot 2 (coloured blue)	1524	1523	Grass	11.40	4.61	4.61
Lot 3 (coloured yellow)	0038pt	9938pt	Grass	4.27	1.73	1.65
Lot 4 (coloured green)	1300pt	9512pt	Grass	3.67	1.49	1.46
Lot 5 (coloured orange)	9207	9512pt	Grass	7.48	3.03	2.99
			Grand Total	38.61	15.63	15.38

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has 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.

Development Clause

There will be a development clause/overage on the land for a period of 25 years from the date of completion. This will be implemented on the grant of planning permission, or the disposal of the land with the benefit of the permission, whichever is the sooner. The overage will be 20% in any uplift in value from the existing use value.

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 public footpath crossing Lots 3, 4 and 5. There will be an appropriate right of way granted to access Lots 1 and 2 along the track on the northern side of Lot 3 as shown coloured brown on the Site Plan. There will be an appropriate right of way granted over Lot 5 to access Lot 4.

Viewing

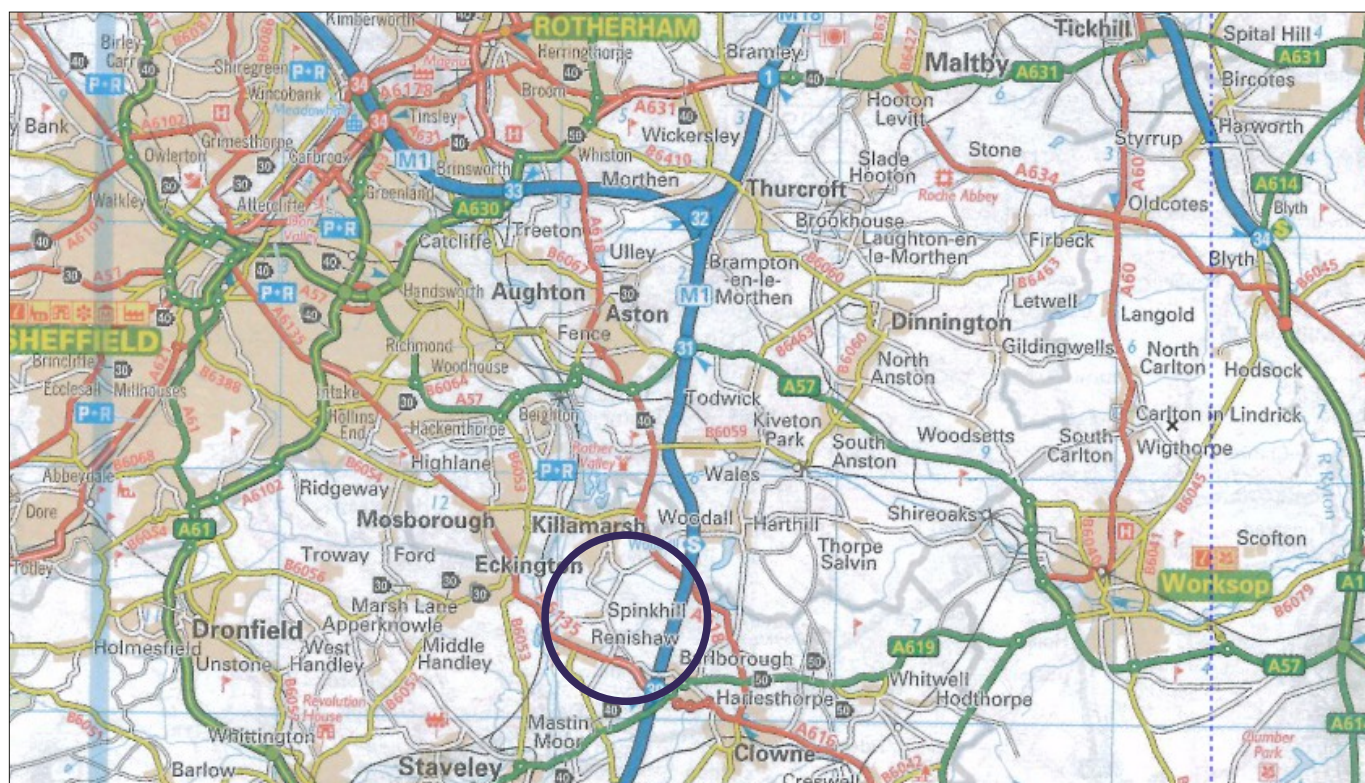
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

Method of Sale

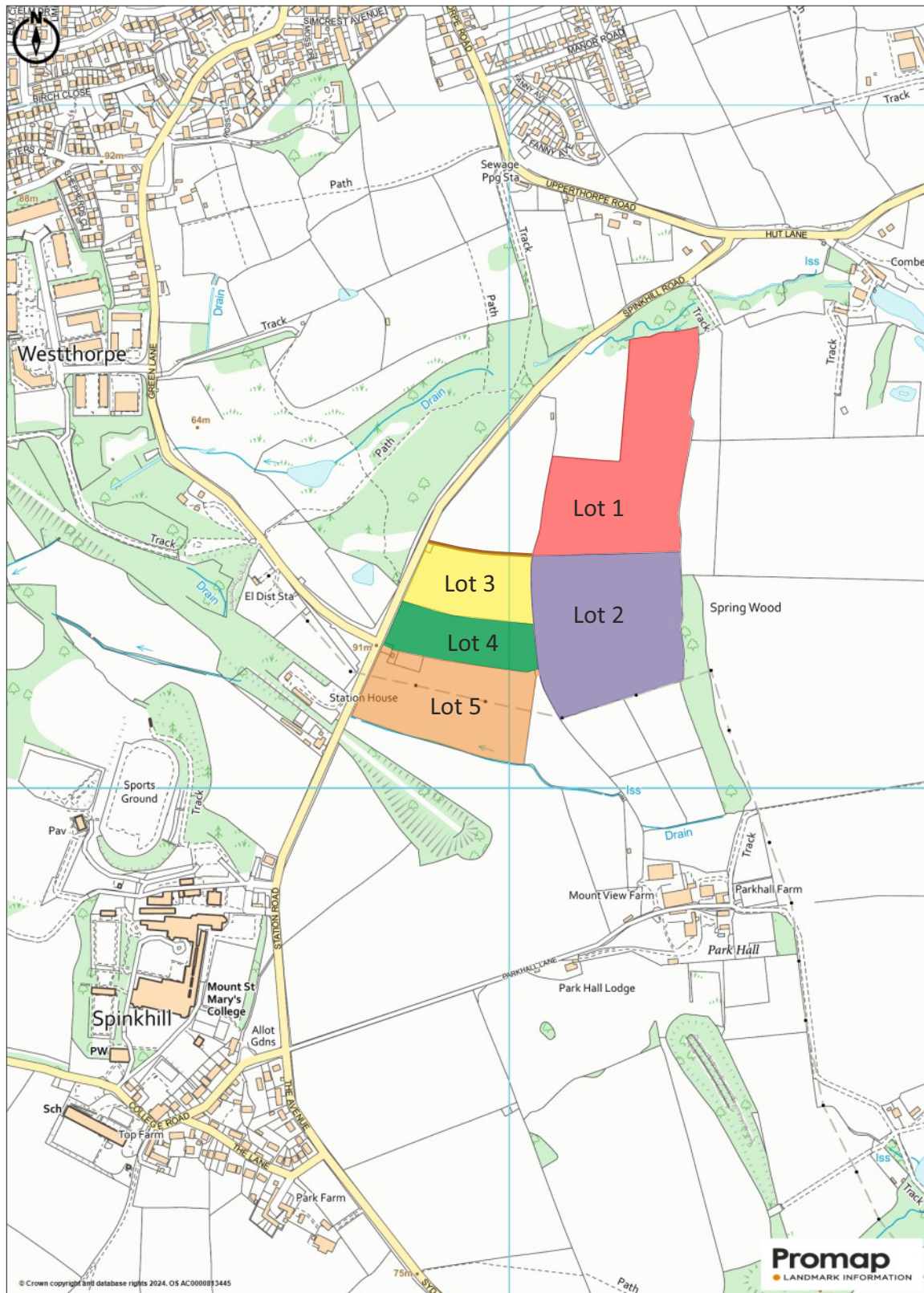
The land is offered for sale by Informal Tender. The Vendor does not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted on the prescribed Tender Form available from Selling Agents in accordance with the following:-

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 Spinkhill".
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 15 August 2025**.
8. 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 SPINKHILL - SITE PLAN



Important Notice

DDM Agriculture 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 DDM Agriculture have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.