

JH Pickup & Co

BARLBOROUGH

DERBYSHIRE

(Rotherham 10 miles, Sheffield 11 miles)

33.19 ACRES

(13.43 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 01 NOVEMBER 2024

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

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Dronfield
SHEFFIELD
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Email: AbigailCapeling@bannerjones.co.uk

Selling Agents

JH Pickup & Co
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Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

E-mail: andrew.houlden@jhpickup.co.uk

A subsidiary of



General Remarks and Stipulations

Location

The land is situated to the north east of the village of Spinkhill in the north east of Derbyshire with Lot 3 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 land is classified as being Grade 4 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	RLR Field No	Description	Area (Acres)	Area (Hectares)	RLR 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)	0038	9938	Grass	10.00	4.05	4.06
			Grand Total	33.19	13.43	13.34

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. Copies of the relevant LPIS maps are available from the Selling Agents upon request.

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%).

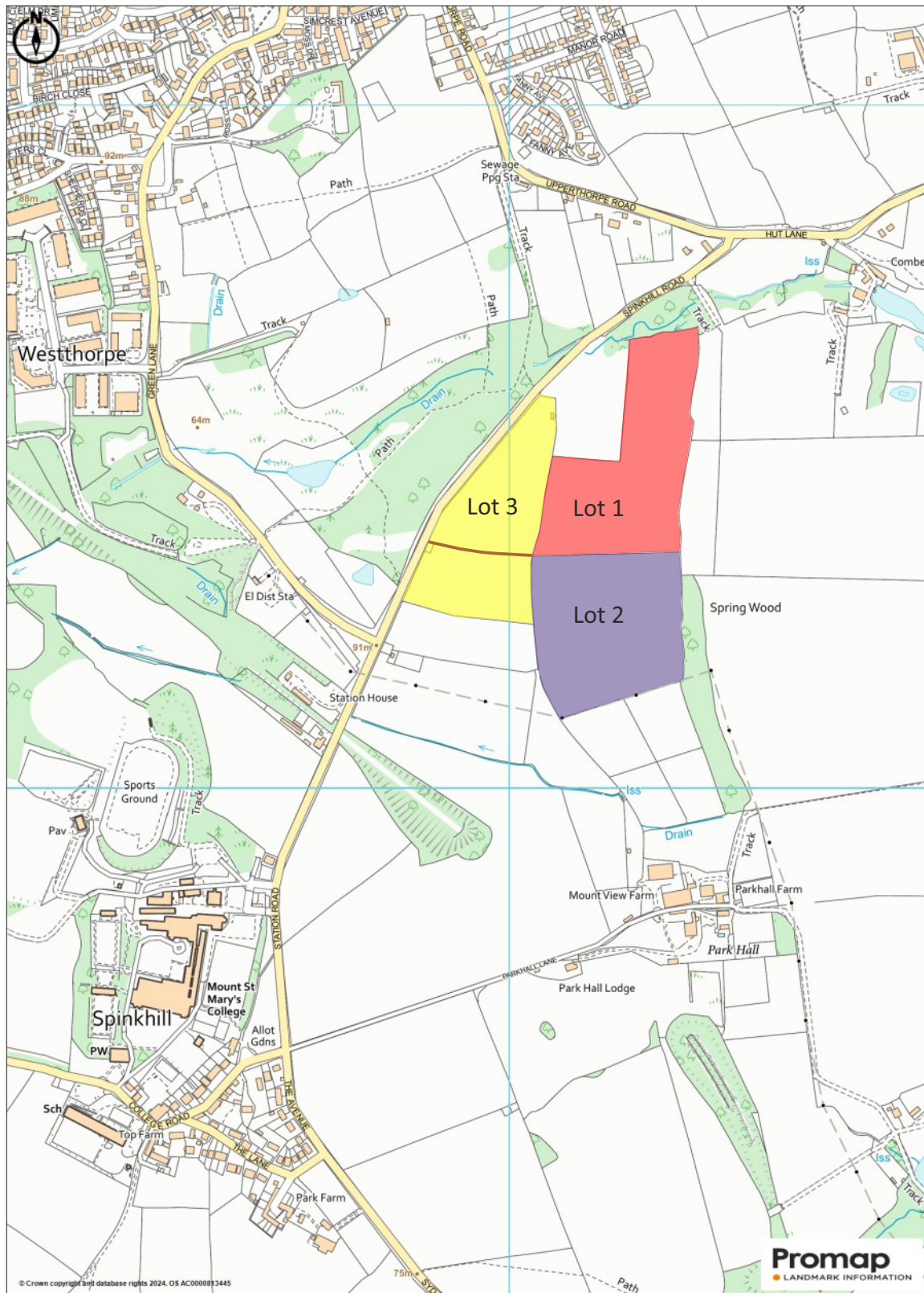
Value Added Tax (VAT)

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.

LAND AT SPINKHILL - 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.