

CLIFTON
SOUTH YORKSHIRE
(Doncaster 7 miles, Rotherham 8 miles)
10.60 ACRES
(4.29 hectares) or thereabouts
PRODUCTIVE ARABLE LAND



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 18 SEPTEMBER 2026
FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Ian Smith & Co
3 Deans Close
Misterton
DONCASTER
DN10 4BN

Tel: 07930 916803

Ref: Ian Smith

E-mail: i.smith@iansmithsolicitors.com



Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

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

General Remarks and Stipulations

Location

The land lies to the north east of the hamlet of Clifton, in South Yorkshire. The City of Doncaster lies approximately seven miles to the north east and the town of Rotherham lies approximately eight miles to the south west.

Description

The land comprises a reasonable shaped productive arable field, which extends to 10.60 acres (4.29 hectares) or thereabouts.

The soils are classified as being predominantly Grade 2 on Sheet 103 of the Provisional Agricultural Land Classification Maps of England & Wales as historically published by the Ministry of Agriculture, Fisheries & Food.

The Soil Survey of England & Wales identifies the soils as being from the “Aberford” Association with their characteristics described as “well drained calcareous fine loamy soils over limestone” and as suitable for “cereals with some sugar beet and potatoes”.

Tenure and Possession

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

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and was historically used to activate entitlements under the Basic Payment Scheme.

The relevant LPIS map is available upon request from the Selling Agents. Purchasers should satisfy themselves as to the accuracy of this information. Any statement within these sale particulars is given in good faith but carries no warranty.

Tenantright

There will be no tenantright payable, nor will there be any consideration or allowance made whatsoever for any dilapidations or any other deductions.

Early Entry

Early entry on to the land will be permitted, prior to completion, to carry out acts of husbandry and crop establishment, subject to an exchange of contracts and the payment of a double deposit.

Outgoings

None known.

Backcropping

2026 Winter Wheat

2025 Maize

2024 Winter Wheat

2023 Spring Barley

2022 Winter Oilseed Rape

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 & Rights of Way

There is a right of way in favour of the landowner to the south over the western end of the field.

There is also understood to be a Yorkshire Water water main crossing part of the field.

The land is sold subject to any other 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.

Development Clause

The part of the land shown coloured dark red is sold subject to a development clawback whereby 30% of any uplift in value above the existing use value is reserved to the Vendor for 30 years from the date of completion.

Viewing

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

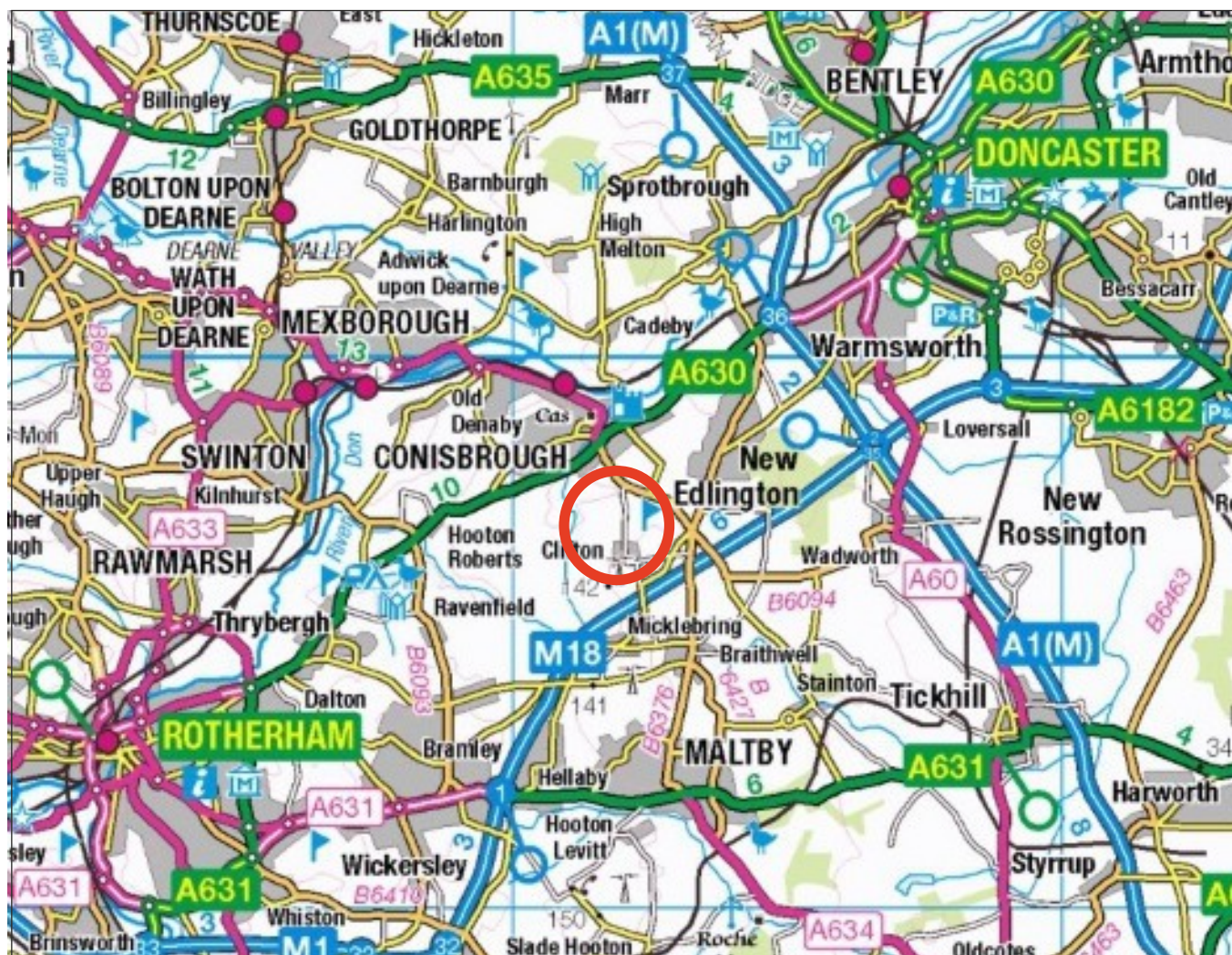
Method of Sale

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 the Selling Agents in accordance with the following:-

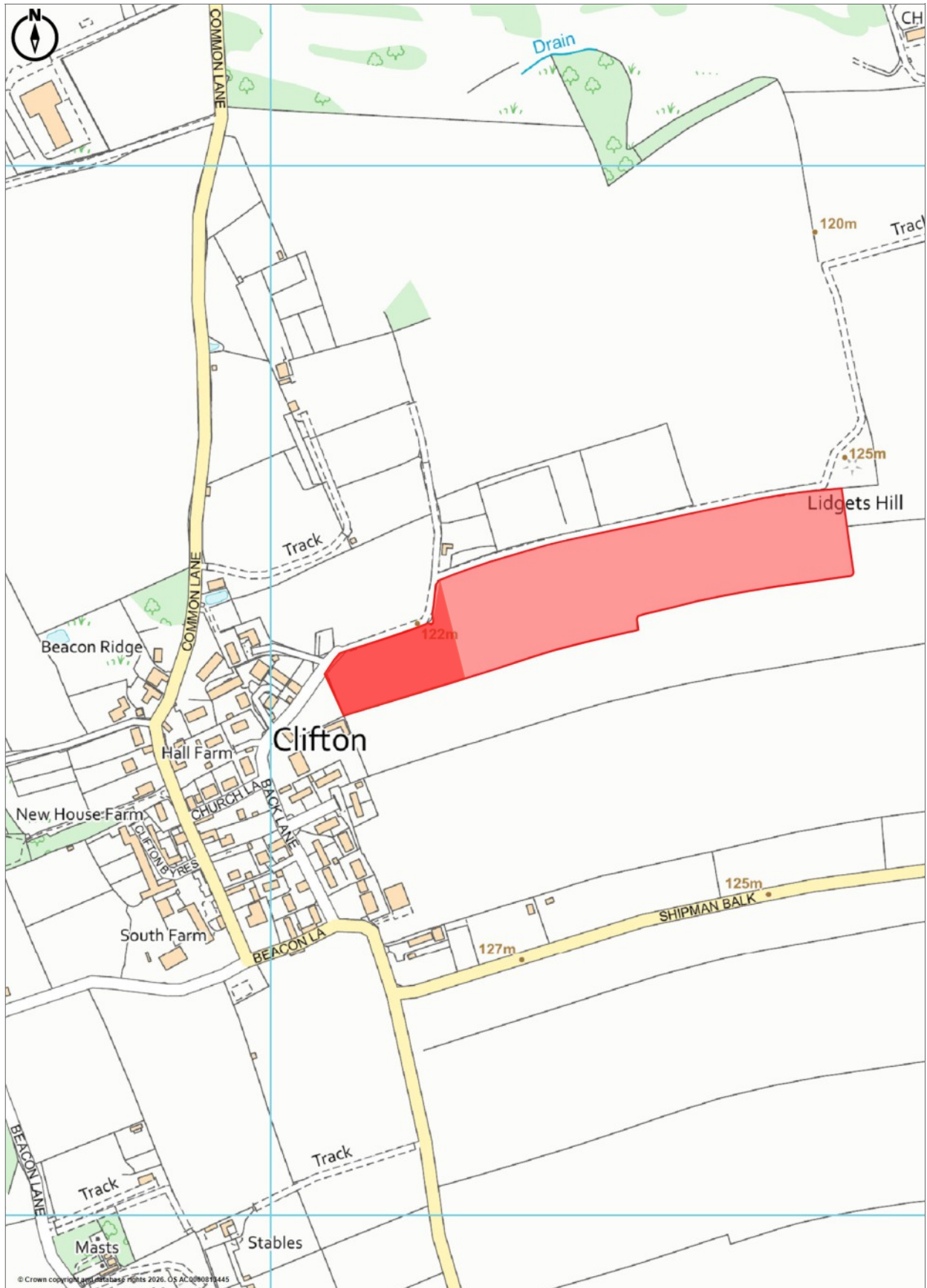
1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of purchaser.
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "Land at Clifton".
6. Submitted not later than **12 noon on Friday 18 September 2026**.

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



SITE PLAN



Important Notice

DDM Agriculture for themselves and the Vendors of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, 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 DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this land.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: AH/LB/JH-26/068
13 August 2026