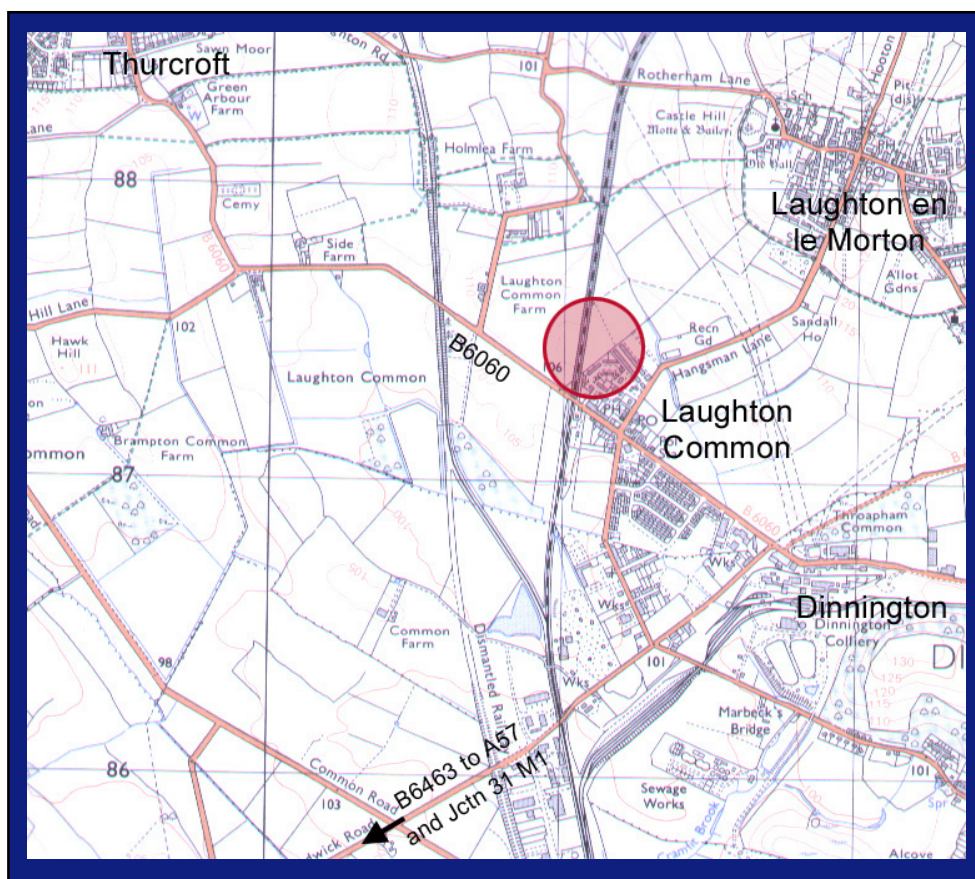


# John H Pickup & Co

Chartered Surveyors, Auctioneers and Valuers, Land Agents  
Members of the Central Association of Agricultural Valuers

## Grassland at Thurcroft

Approximately 12.03 Acres



### FOR SALE BY INFORMAL TENDER

**Tender Date: 12 Noon Wednesday 17th December 2014**

#### *Further Details From:*

##### **The Agents:**

John H Pickup & Co LLP  
2 Doncaster Road, Bawtry  
Doncaster  
DN10 6NF  
Tel: 01302 714399  
Fax: 01302 719715  
E-mail: [timpaxman@jhpickup.co.uk](mailto:timpaxman@jhpickup.co.uk)  
Ref: TRP/8829

##### **The Solicitors:**

Wilkin Chapman LLP  
The Maltings, 11-15 Brayford Wharf East  
Lincoln  
LN5 7AY  
Tel: 01522 515974  
Fax: 01522 545803  
E-mail: [asmith@wilkinchapman.co.uk](mailto:asmith@wilkinchapman.co.uk)



## **Situation**

The land is situated adjacent and to the north of Laughton Common on the East side of the railway, approximately half a mile Southwest of Laughton en le Morthen.

Thurcroft lies a mile to the Northwest and Dinnington a mile to the Southeast.

Junction 31 on the M1 is a little over two miles to the West.

## **Description**

A single triangular shaped grass field extending to 12.03ac or thereabouts, comprising Ordnance Survey Field Number SK5187 OS1660.

The field has been in permanent pasture for 10 years or so, prior to this it was in arable cropping.

The Agricultural Land Classification Plans show the field lying within an area of Grade III soils. The Soil Association describe the geology as being carboniferous and Jurassic clay and shale with fine clayey/silt soils.

## **Access**

The field is accessed from the B6060 (Station Road) via a short length of track running Northward between the housing estate and the railway line.

## **Tenure**

Freehold with vacant possession being given on completion.

## **Single Farm Payment and Entry Level Scheme**

The land has been registered for Single Farm Payment. Entitlements will be offered to the successful purchaser at market value following completion. If so required the purchaser will pay a fee of £250 plus VAT to cover the administration of the transfer.

The field is included in ELS (ending August 2015). Depending on the purchasers circumstances they may be required to take over the remainder of the scheme.

## **Timber & Sporting Rights**

Included where owned.

## **Wayleaves, Easements & Rights of Way**

A local electricity distribution line crosses the land. We understand a modest wayleave payment is received.

## **Drainage Rates and Other Outgoings**

There are no Drainage Rates.

The land is subject to annual liability to pay the pre decimal sum of £20.6s.1d (twenty pounds and thirty pence), however the property also benefits from a covenant made in 1943 by Hatfield Estates Company to pay this annual sum.

## **Planning**

The field lies within the Green Belt. However, given it's location adjacent to Laughton Common and the railway line, it is considered there is some prospect of future development.

## **Development Clause**

The Vendors will reserve a 40% claw back of any increase in value resulting from the grant of planning consent for residential or commercial use at any point in the future.

## **Mines & Minerals**

Included insofar as owned.

## **Viewing**

The land may be viewed at any reasonable time during daylight hours, with a copy of these particulars.

## **Method of Sale**

The land is offered for sale by Informal Tender.

## **Tender Details**

Intending purchasers must complete the attached pro forma tender form and return it to the Agent's offices before **12 Noon Wednesday 17th December**.

Tenders should be in a sealed envelope marked "Laughton Common Tender". If a receipt is required, please write your name and address on the back of the envelope and a receipt will be forwarded to you.

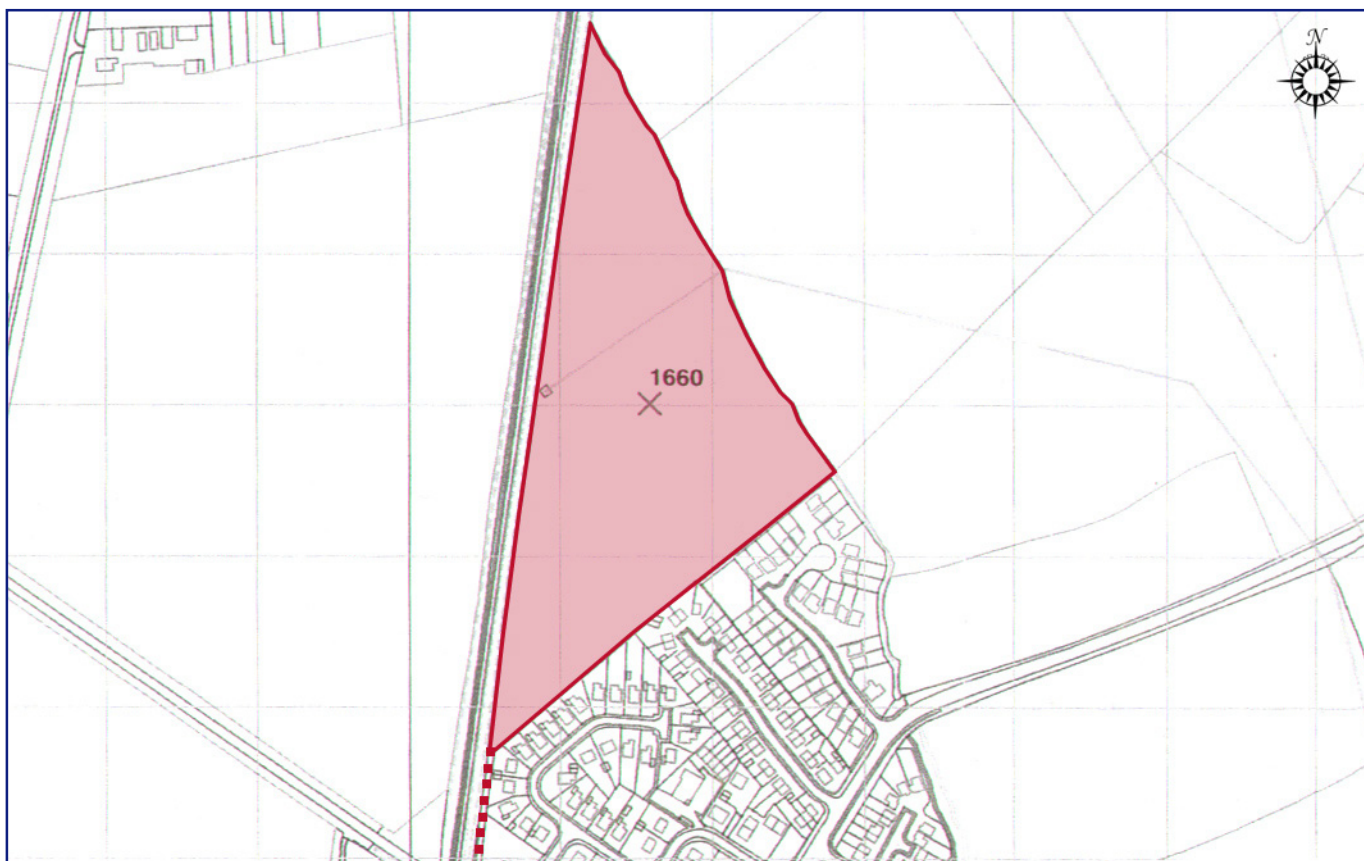
Only tenders submitted in this way will be accepted.

Please note all offers are subject to contract and the vendor is not bound by the highest nor any tender.

The following points particularly apply:

1. Tenders should be submitted in writing in a sealed envelope clearly marked **Laughton Common Tender**.
2. Tenders must be for a precise sum in pounds Sterling and it is advised that tenders should be for an "odd figure" to avoid the possibility of identical bids.
3. No tender will be considered which is only calculable by reference to another tender.
4. Tenderers should state whether their offers are for cash, or whether they are dependent upon borrowing or upon the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
5. Letters of tender should include the full names, address and telephone number of the proposed purchaser together with the name, address and telephone number of the proposed purchaser's solicitors.
6. The vendor reserves the right not to accept the highest or any specific tender, and all tenders are to be submitted and received on a Subject to Contract basis.
7. If submitting your tender by post and you require a receipt, please put your name and address on the back of the envelope so that we know to whom to send the receipt without opening the envelope.

All tenders will remain unopened until after 12 noon on Tender day.



#### **Important Notice**

This firm complies with the Consumer Protection from Unfair Trading Regulations (CPRs) and Business Protection from Misleading Marketing Regulations (BPRs) in relation to property sales. We will take care in gathering and presenting the information that we use to advertise and market property and ensure that marketing information is accurate, balanced and does not leave out material facts. We will promptly correct or update marketing and pass on information whenever new information becomes available and will be open about any remaining gaps in our knowledge.

Notwithstanding the above, we are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of the client or otherwise. We assume no responsibility for any statement that may be made in the sale particulars of the property. Sales particulars will not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances will be approximate. Text, photographs and plans will be for guidance only and are not necessarily comprehensive. It will not be assumed that the property has all necessary planning, building regulation or other consents and John H Pickup & Co do not test any services, equipment or facilities. As a matter of routine, we may write to the client's solicitor/conveyancer requesting confirmation of the tenure of the property. Written confirmation may also be requested where the property benefits from planning permission and in the case of an investment property, a copy of any tenancy agreement or rent registration may be required.

#### **Plans and Schedules**

The plans attached to this brochure are extracted from the relevant Ordnance Survey sheets. Their accuracy is not guaranteed and are included for identification purposes only and do not form part of any contract. All plans are reproduced from the Ordnance Survey map with the sanction of the Controller of HMSO. Crown Copyright reserved.

#### **Fixtures & Fittings**

Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print. No appliances have been tested. All measurements, areas and distances are approximate only.





## **John H Pickup & Co.**

**Agricultural Valuers Land Agents Auctioneers**  
2 Doncaster Road E: [info@jhpickup.co.uk](mailto:info@jhpickup.co.uk)  
Bawtry, Doncaster Tel: 01302 714399  
South Yorkshire DN10 6NF Fax: 01302 719715

**Land at Laughton Common**  
For Identification Only

Reproduced from the Ordnance Survey Map with the  
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Office © Crown Copyright

**TENDER FORM - LAND AT LAUGHTON COMMON**  
**SUBJECT TO CONTRACT**  
**Ref: 8829**

**John H Pickup & Co**  
Chartered Surveyors, Auctioneers and Valuers, Land Agents  
Members of the Central Association of Agricultural Valuers

I/We .....

of .....

.....

.....

Tel No: .....

Email: .....

Offer the sum of: .....

for 12.03 Acres of Land at Laughton Common as identified in the sale particulars attached hereto

I/We confirm that we are able to exchange contracts within 14 days of our offer being accepted.

**Funding**

1. \*I am/We are cash buyers.

2. \*Finance will be via borrowing from:

Name & Address of Bankers:

.....

.....

.....

.....

3. \*My/Our tender \*is/is not dependent on the sale of other property

\* Delete as appropriate.

The name and address of my/our Solicitors are:

.....

.....

.....

.....

.....

It is accepted that the Vendor reserves the right to accept or refuse any offer and will not be bound by the highest or any offer.

Signed ..... Date .....

**TO BE RETURNED TO MESSRS JOHN H PICKUP & CO LLP**  
**BY 12 NOON ON WEDNESDAY 17TH DECEMBER 2014**