

**GRINGLEY ON THE HILL
NOTTINGHAMSHIRE**
(Gringley on the Hill 1 mile, Bawtry 7 miles)
YARD, BUILDINGS & PADDOCK

MIDDLE BRIDGE ROAD, GRINGLEY ON THE HILL, DONCASTER, DN10 4SE



FOR SALE BY INFORMAL TENDER

(Unless Previously Sold)

CLOSING DATE: 12 NOON FRIDAY 14 MAY 2021

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors:

HSR Law
26/26a Hickman Street
GAINSBOROUGH
DN21 2DZ
Tel: **01427 613831**

E-mail: helen.marshall@hsrlaw.co.uk
Ref: Helen Marshall

Selling Agents:

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

Tel: **01302 714399**

Fax: *01302 719715*

E-mail: tom.cooper@jhpickup.co.uk
Ref: Tom Cooper

Location

The yard is situated to the west of Middle Bridge Road, to the north of Gringley on the Hill. The town of Bawtry lies approximately seven miles to the west.

Description

The site extends to approximately 0.84 acre (0.341 hectare).

The site is well maintained and currently accommodates a range of useful buildings previously used for the storage of building materials.

Development Potential

The buildings all lie within the open countryside and with the site believed to have accommodated a pair of cottages and public house in the past, there is scope for a residential development under Paragraph 79 of the NPPF should the proposal meet the specific criteria set out.

Interested purchasers should make their own enquiries in relation to this.

Services

There is single phase electric and mains water to the site.

Tenure & Possession

The property is offered for sale freehold with the benefit of vacant possession on completion.

Value Added Tax

The sale price(s) is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

Viewing

Viewing is strictly by appointment with the Selling Agents on (01302) 714399.

Local Authority

Bassetlaw District Council
Queen's Buildings
Potter Street
WORKSOP
S80 2AH
Telephone: 01909 533533

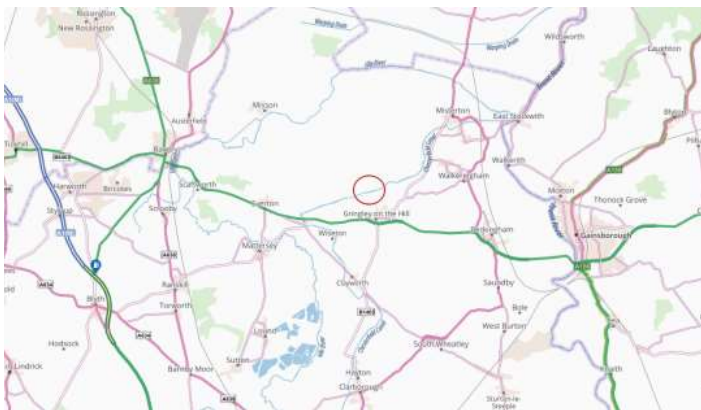
Method of Sale

The land is offered for sale by informal tender and the closing date for tenders is set for 12 noon Friday 14 May 2021

The following points particularly apply:

1. Tenders should be submitted, by the due date, in writing on a tender form in a sealed envelope clearly marked "Gringley 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 Vendors reserve 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 a receipt is required, please write your name and address on the back of the envelope and a receipt will be forwarded to you.
8. 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 current Anti-Money Laundering legislation.

Only tenders submitted in this way will be accepted. 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 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.

JH Pickup & Co 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 property, 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 JH Pickup & Co or their clients. Neither JH Pickup & Co 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. 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.
TC/9585 March 2021



Ref: 9585



I/We (Full name and address of purchaser(s))
of
.....
.....
.....
.....

Tel No:

Email:

Offer the following sum for the Land at Gringley as identified in the particulars attached hereto:

£

Funding

*I am/We are cash buyers.

*Finance will be via borrowing from:

Name & Address of Bankers:

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.....
.....
.....
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The name and address of my/our Solicitors are:

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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 JH PICKUP & CO BY 12 NOON ON FRIDAY 14 MAY 2021