

STAINFORTH **NEAR DONCASTER, SOUTH YORKSHIRE** (Doncaster 8 miles, Thorne 4 miles)

7.86 ACRES
(3.18 HECTARES) OR THEREABOUTS
PRODUCTIVE GRADE 3 ARABLE LAND



FOR SALE BY PRIVATE TREATY

GUIDE PRICE: OFFERS IN THE REGION OF £80,000
FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Selling Agents:

JH Pickup & Co

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DONCASTER

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General Remarks and Stipulations

Location

The Village of Stainforth lies 0.4 miles to the east of the land in question, with access taken directly off Oldfield Lane. Thorne is 4 miles to the northeast and Doncaster is 8 miles to the southwest.

Description

The land comprises a single parcel of arable land, being classified as Grade 3 on Sheet 103 of the Provisional Agricultural Classification Maps of England & Wales.

The soils are identified by the Soil Survey of England & Wales as being from the Newport 1 Association, characteristics are "deep well drained sandy and coarse loamy soils, capable of growing cereals, sugar beet and potatoes".

Schedule

OS Map Sheet Ref	NG Field No	Description	Area (Acres)	Area (Hectares)	Claimable Area (Hectares)
SE6310	7991	Arable	7.86	3.18	3.18
		Total	7.86	3.18	3.18

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. The tenant has made and will retain, the Basic Payment Scheme claim for the 2019 season.

It is intended that there will be a permanent transfer of an appropriate number of entitlements to the purchaser or their nominee as part of the agreed consideration, following completion.

A copy of the relevant part of the vendor's 2019 BP5 application form and the relevant LPIS map is available for inspection at the selling agents' office by prior appointment or can be emailed on request.

Prospective purchasers should satisfy themselves as to the accuracy of the same. Any statement within these particulars is given in good faith, but carries no warranty.

Tenure

The land is offered freehold with vacant possession on completion.

Back Cropping

Full details of back cropping are available from the selling agents on request.

Outgoings

Annual drainage rates are payable to the Doncaster East Internal Drainage Board on the whole field.

Tenantright

It is envisaged that as completion of the sale will take place after the 2019 harvest, 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 onto the land will be permitted prior to completion, subject to an exchange of contracts and a payment of a double deposit (20%).

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the purchaser shall indemnify the vendor for any VAT which may subsequently be payable.

Easements, Wayleaves & Rights of Way

The property is sold subject to any 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.

Sporting & Timber

Included where owned.

Access

Access is taken directly off Oldfield Lane.

Stewardship

The land currently forms part of a wider entry level and high level Stewardship Scheme, which is due to terminate on the 31st January 2022. It is envisaged that the new purchaser will take over this scheme from the vendor and should further details on the scheme be required, they can be obtained from the selling agent's office

Flood Zone

The area is within Flood Zone 3.

Development

The land currently forms part of the Doncaster Countryside Policy Area as defined by the Unitary Development Plan. It has in the past been included within the Call for Sites and is shown as ID Ref 230, however, this is noted as being undeliverable due to its isolation.

Viewing

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

Misrepresentation Act

JH Pickup & Co for themselves and the Vendor of this land whose Agents they are, give notice that:-

1. JH Pickup & Co do not have the authority of the Vendor to make an offer or to enter into any contract on behalf of the Vendor and these particulars do not constitute any part of an offer or contract.
2. The Vendor does not make or give and neither JH Pickup & Co nor any person in their employment has any warranty to make or give any representation or warranty whatsoever in relation to this property.
3. JH Pickup & Co believe that the statements regarding this property contained in these particulars are accurate. Their accuracy cannot however be guaranteed and neither JH Pickup & Co nor the Vendor can accept any responsibility for any inaccuracy in these particulars which are not intended to be relied on as statements or representation of fact or liability for any loss arising from such inaccuracy.
4. JH Pickup & Co urge any intending Purchaser to satisfy themselves by inspection, survey or otherwise as to the accuracy of each of the statements contained in these particulars.
5. Prospective Purchasers should make their own site survey to satisfy themselves as to the site area and proximity of any services mentioned in these particulars.



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.

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.
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