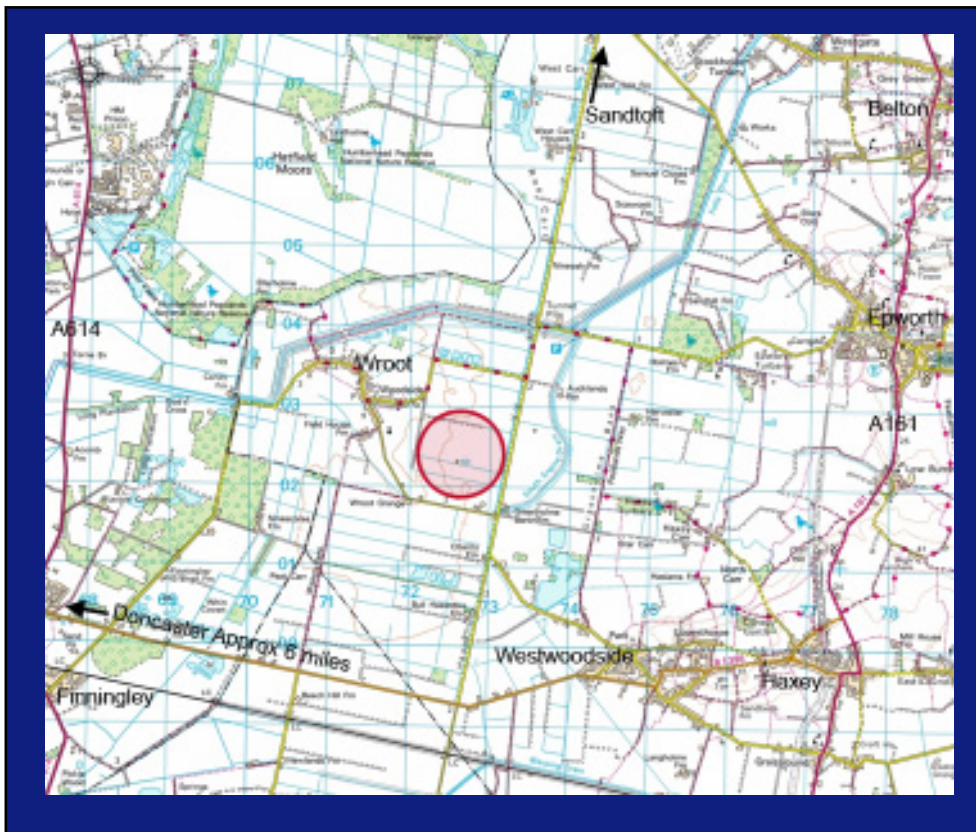


John H Pickup & Co

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

Wroot, Nr Doncaster Approximately 105.61 Acres of Grade II Arable Land For Sale as a Whole or in 3 Lots



**FOR SALE BY INFORMAL TENDER
(Unless Sold Previously)**

Closing Date for Tenders: 12 Noon Tuesday 14th March 2017

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
Ref: TRP/9370

The Solicitors:

Mason, Baggott & Garton
25 Bigby Street
Brigg
DN20 8ED
Tel: 01652 654111
Fax: 01652 658188
E-mail: richardmason@lawlines.co.uk
Ref: RM/SA/BRO094/10



Situation

The land is situated to the South East of Wroot. It is approached via Fifties Lane from the North. Wroot lies between Doncaster to the West and Epworth to the East.

Description

A block of level arable land with light to medium loam soils. Totalling approximately 105.61 acres the land is shown on the Agricultural Land Classification Maps as being Grade 2. The Soil Survey of England and Wales shows the land is Isleham 2 Association. The geology is described as Glaciofluvial Drift and peat and the soil characteristics as deep permeable sandy and peaty soils capable of growing cereals, sugar beet, potatoes and horticultural crops.

Cropping

	Ha	Ac	2016	2015	2014	2013
Lot 1						
1963	3.08	7.61	Temp Grass	Temp Grass	Maize	Maize
Lot 2						
8150	15.15	37.44	Temp Grass	Temp Grass	Maize	Maize
4140	11.66	28.81	Winter Wheat	Rye	Rye	Temp Grass
8233	2.29	5.66	Winter Wheat	Rye	Rye	Temp Grass
	29.10	71.91				
Lot 3						
3225	10.56	26.09	Winter Wheat	Rye	Rye	Temp Grass

Tenantright

The successful purchasers will be required to pay for the established crops in addition to the purchase price. The figure to be determined by John H Pickup & Co LLP on a seed and labour basis.

Basic Payment Scheme

The land is registered for Basic Payment and entitlements will be transferred to the successful purchasers free of charge. Unless otherwise agreed, this will be done before 15th May 2017 and the purchaser will make the 2017 claim.

SSSI

We understand that the Internal Drainage Board drain adjacent to Idle Bank (Eastern boundary of Lot 2) is designated a SSSI.

Access

Access to the land is from Wroot via Fifties Lane.

Wayleaves & Easements

Electricity Lines A local distribution line crosses Lot 2. A modest wayleave is payable.
Gas Mains Two gas mains traverse Lot 2.

Boundaries

Wroot Church Drain forms the Southern boundary of Lot 3, we understand this is maintained by the Internal Drainage Board. Similarly, South Idle Drain forming the Eastern boundary of Lot 2 where it adjoins Idle Bank is maintained by the Internal Drainage Board. Where the vendor has routinely maintained other boundary ditches these are marked with an inward facing "T" on the plan.

Underdrainage

We understand that most of the land is underdrained, however the vendor does not hold any drainage plans.

Tenure

Freehold with vacant possession on completion.

Rights of Way

A right of way is reserved to a previous owner along the Northern boundary of Lot 1, other than this, we are not aware of any footpaths crossing the land or access rights enjoyed by other parties (save for the gas and electricity board where relevant).

Timber & Sporting Rights

All included in so far as owned.

Mines & Minerals

Included in so far as owned.

Drainage Rates

Drainage rates are payable to Hatfield Chase Internal Drainage Board, the current rate payable being approx £2.20 per acre per annum

Viewing

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

Method of Sale

This land is offered for sale by Informal Tender. Successful Tenderers will be expected to exchange contracts within 28 days of their offer being accepted and complete within 14 days thereafter.

Tender Details

Proposed purchasers must complete the attached pro forma tender form and return it to the Agent's offices before **12 Noon on Tuesday 14th March 2017.**

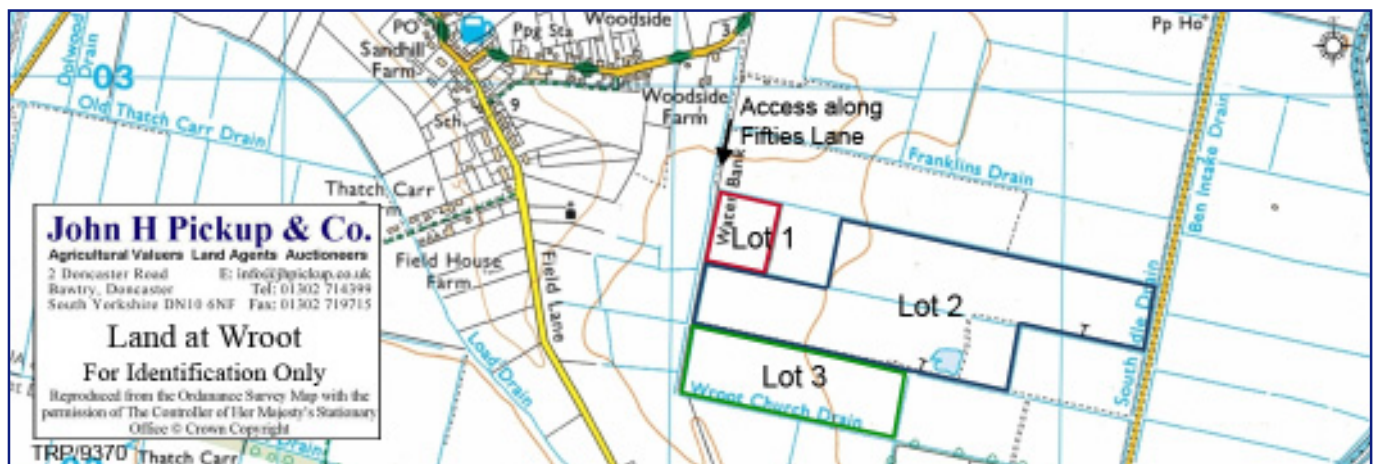
Please note all offers are subject to contract and the vendor is not bound by the highest nor any tender.

The following points particularly apply:

1. Tenders should be submitted in writing in a sealed envelope clearly marked **Wroot 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.

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 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.

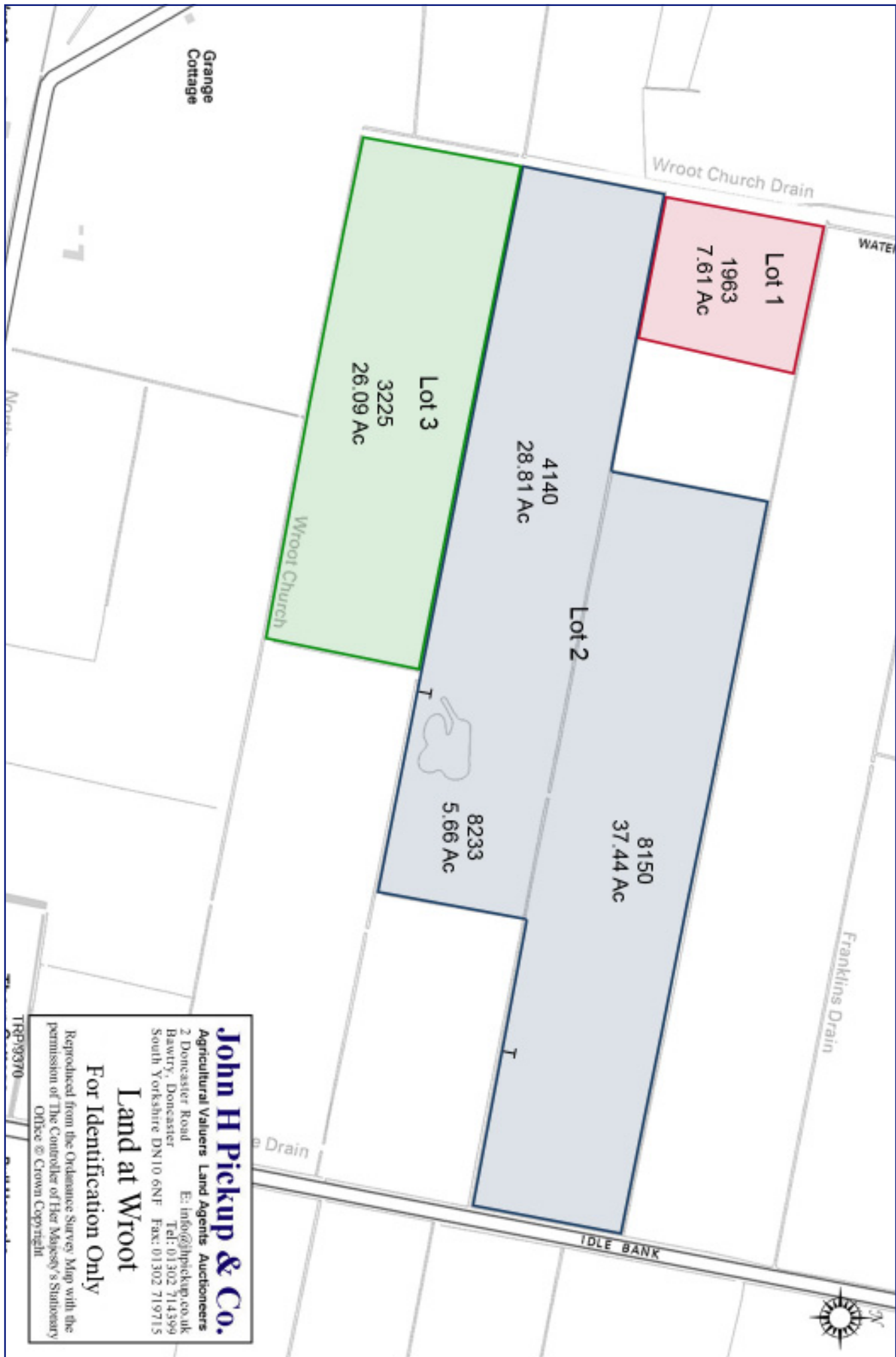
Notwithstanding the above, we are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of the client or otherwise. We assume no responsibility for any statement that may be made in the sale particulars 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.



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 Agricultural Valuers Land Agents Auctioneers
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 South Yorkshire DN10 6NF Fax: 01302 719715

Land at Wroot

For Identification Only

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TRP/9370

**TENDER FORM LAND AT WROOT
SUBJECT TO CONTRACT
Ref: 9370**



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

Tel No:

Email:

Offer the sum of: for the Whole (105.61 Ac)

Offer the sum of: for Lot 1 (7.61 Ac)

Offer the sum of: for Lot 2 (71.91 Ac)

Offer the sum of: for Lot 3 (26.09 Ac)

I/We confirm that we are able to exchange contracts within 28 days of our offer being accepted and complete within 14 days thereafter.

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 TUESDAY 14th MARCH 2017**