



# LAND AT NEWINGTON, AUSTERFIELD, DONCASTER

7.12 Hectares (17.60 Acres)

For Sale by Private Treaty

**GUIDE PRICE – Offers in excess of £150,000**

**BROWN & CO**

## INTRODUCTION

The property is a single parcel of productive agricultural land located in Newington. Benefitting from established hedgerows, along with a 0.81 hectare (2 acre) pond in the center, this parcel of land is a haven for wildlife, whilst still being productive arable land.

The property is well kept and can be accessed via a permitted Right of Way over a private road off the public highway.

The property would lend itself to alternative environmental and recreational uses, subject to the necessary planning permission.

## LOCATION & SITUATION

The property is located approximately, 0.8 miles to the North East of the village of Austerfield, 1.5 miles to the North East of the town of Bawtry, and 9.2 miles to the South East of the city of Doncaster.

The nearest postcode is: DN10 6DJ

What3Words: ///lifelong.perfumes.navy

## DESCRIPTION

The property offered for sale comprises approximately 7.12 Hectares (17.60 Acres) of productive arable land, in a single block, and includes a 0.81 hectare (2 acre) pond.

The arable land is classified as Grade 3 on the Ministry of Agricultural Land Classification sheet. The Soil Survey for England and Wales identifies the land as being part of the Newport 1 soil series, which is described as being deep well drained, sandy and coarse, loamy soils. Some sandy soils are affected by groundwater, and there is a risk of wind and water erosion.

This arable land is capable of growing cereals, sugar beet, and potatoes.

This property is highly biodiverse, benefitting from a 0.81 hectare (2 acre) pond, providing both environmental and recreational opportunities, and creates a haven for wildlife.

## ACCESS

The property benefits from access via a permitted Right of Way over a private road known as Norwith Hill. Should any change of use occur on the land which leads to more than two vehicles using the access, there will be a requirement for a maintenance contribution.



## TENURE

The property is currently let under a Farm Business Tenancy, which is due to terminate in October 2024. It is the Vendor's aspiration to sell the property with vacant possession.

## WAYLEAVES AND EASEMENTS

The Property is sold subject to and with the help and benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasieasements, and all wayleaves referred to or not in these particulars.

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to conclude the sale by an alternative method, at their discretion.

The purchaser will be required to exchange contracts within 28 working days of receipt by the purchaser's solicitor of a draft contract, with competition by arrangement. A 10% deposit will be payable upon the exchange of contracts.

## OVERAGE

The land will be sold subject to an existing overage for any development other than agricultural or equestrian purposes at a rate of 25% until 2031. Copies of the existing overage can be provided by contacting the selling agents.

In addition to this, the land will be sold with an overage for any development (other than agricultural purposes) and this will apply to any residential or commercial development, equestrian or renewable energy. The rate will be 25% which is payable on the grant of a valid planning consent, the period will run until 2056.

## NITRATE VULNERABLE ZONE

The land is situated within the Nitrate Vulnerable Zone for surface water.

## SPORTING, TIMBER & MINERALS

The sporting, timber rights and mineral rights, except as reserved by statute or the Crown, are included in the freehold.

## VAT

Should the sale of the land become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.





### **HEALTH & SAFETY**

Given the potential hazards we would ask that you be as vigilant as possible when making your inspection of the property for your own personal safety.

### **VIEWING**

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Selling Agents in advance.  
Tel: 01482 421234

### **ANTI MONEY LAUNDERING LEGISLATION**

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

### **BOUNDARIES**

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining boundaries nor their ownership.

### **DISPUTES**

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the selling agent, whose decision acting as expert shall be final.

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

### **PLANS, AREAS & SCHEDULES**

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.



### **VENDOR'S SOLICITORS**

Grainger Appleyard Solicitors, 6 St Mary's Court, Tickhill, Doncaster, DN11 9LX

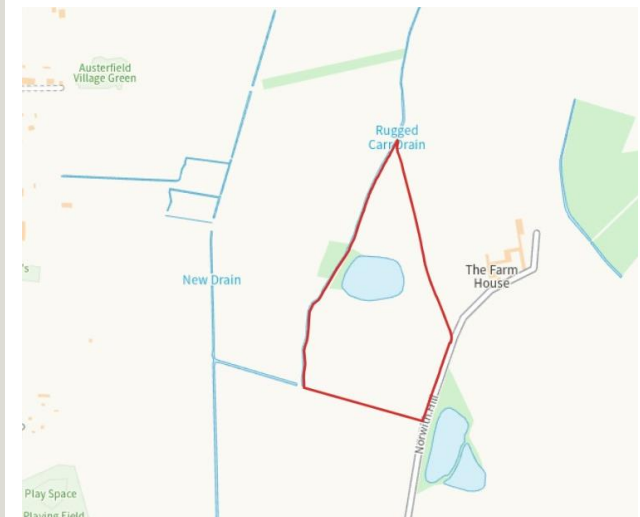
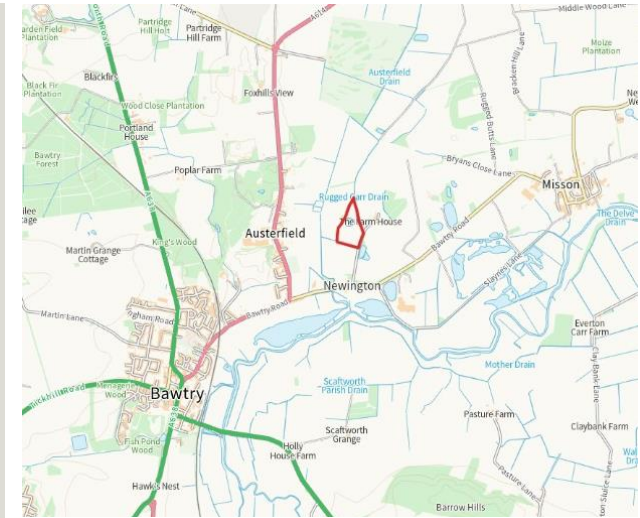
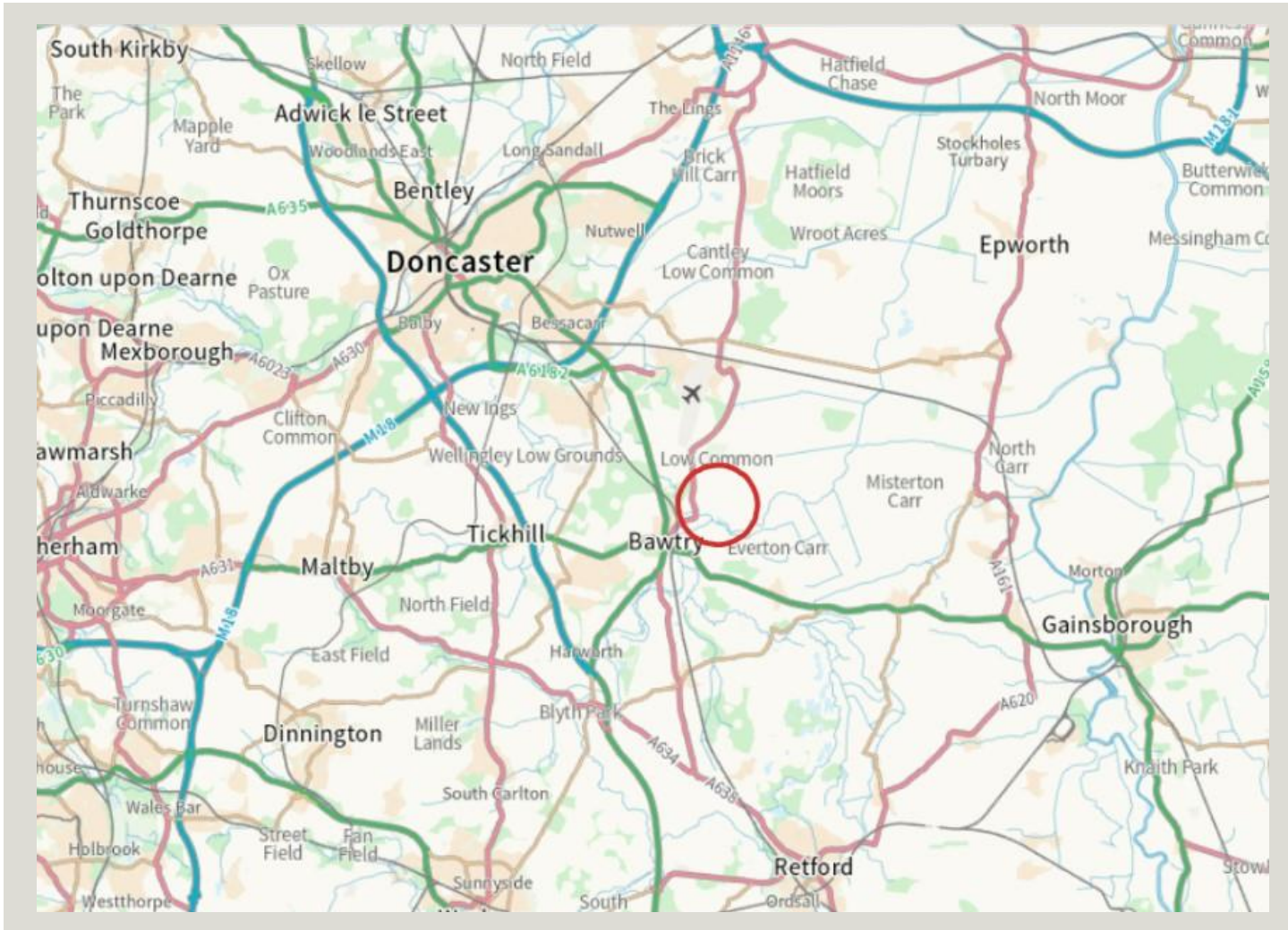
Contact: John Grainger – [j.grainger@graingerappleyard.com](mailto:j.grainger@graingerappleyard.com)  
01302 327 257

### **VENDOR'S AGENTS**

Brown & Co, 8 Melton Enterprise Park, Redcliff Road, North Ferriby East Yorkshire, HU14 3RS

Contact:

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#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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