

**OWSTON GRANGE BUNGALOW, MIDDLE LANE
BENTLEY, DONCASTER, DN5 0LS
WITH GRASSLAND AND WOODLAND
EXTENDING TO 88.08 ACRES**

(35.64 Hectares) or thereabouts



**FOR SALE AS A WHOLE BY INFORMAL TENDER
AS A WHOLE OR IN UP TO FIVE LOTS
CLOSING DATE: 12 NOON FRIDAY 19 DECEMBER 2025
FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

Solicitors

Jones & Co Solicitors
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Bawtry, Doncaster
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Selling Agents

DDM Agriculture
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Bawtry, Doncaster
DN10 6NF
Tel: 01302 714399

Ref: Andrew Houlden
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General Remarks and Stipulations

Location
The property is situated to the east of both the village of Owston and the A19. The town of Askern lies approximately three miles to the north and the City of Doncaster lies approximately six miles to the south.

Description
The property comprises a detached bungalow, with grassland and woodland extending to 88.08 acres (35.64 hectares) or thereabouts.

Owston Grange Bungalow
This comprises a detached 3 bedroom bungalow with a concrete interlocking tile roof, which has the benefit of UPVC glazing throughout. The accommodation comprises:-

- Entrance Hall with one radiator
- Sitting Room dual aspect with feature fireplace, three windows and two radiators.
- Dining Room with log burner, built in cupboard housing Worcester gas fired boiler, another cupboard, window seat, walk in cupboard off, one window and one radiator.
- Kitchen with a range of fitted wall and floor units, plumbing for an automatic washing machine, a stainless steel sink unit, external door, one radiator and tiled floor, with Pantry off.
- Bedroom 1 with window and one radiator.
- Bedroom 2 with window and one radiator.
- Bedroom 3 with window and one radiator.
- Wet Room with low level WC, pedestal wash hand basin and shower with window and one radiator.

Outside
The property benefits from lawned gardens to the front, side and rear elevation with a driveway leading to one single garage of timber and corrugated iron sheet construction under a corrugated fibre cement sheet roof.

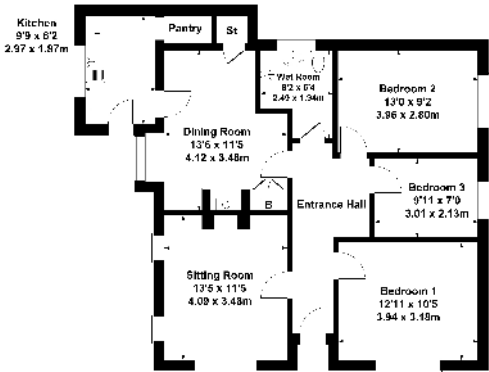
There is also a brick built coal and garden shed to the rear of the property.

Services
The property benefits from LPG gas fired central heating and has mains electricity and water supplies. Drainage is to a cess pit.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Owston Grange Bungalow, Middle Lane, Holme. Doncaster. DN5 0LS
Approximate Gross Internal Area
Main House = 933 sq ft - 86 sq m



Not to scale for layout reference only. All Measurements are Approximate. Produced by As built Energy Surveys for 3DM Agriculture orders@asbuiltenergy surveys.co.uk

Farmland and Woodland at Owston Grange, Middle Lane, Owston
The land is all situated off Middle Lane/Joan Croft Lane and extends to 87.88 acres (35.56 hectares) or thereabouts, of which 13.10 acres (5.30 hectares) comprises deciduous woodland including Oak, Ash and Sycamore species.

The land is classified as being primarily Grade 3 and 4 with a small area being classified as in “other land primarily in non-agricultural use” on Sheet 103 of the Provisional Agricultural Land Classification Maps of England & Wales as historically published by the Ministry of Agriculture Fisheries & Food.

The Soil Survey of England & Wales identifies the soils as being from the “Foggathorpe 2” Association with their characteristics described as “slowly permeable, seasonally waterlogged, stoneless, clayey and fine loamy over clayey soils, some similar coarse loamy over clayey soils” and as suitable for “cereals and grassland stock rearing.”

General Remarks and Stipulations

Planning Condition

The planning permission granted on 27 September 1965 was subject to three conditions, the third being that "The dwelling shall at all times be occupied by a person or persons whose employment or latest employment is or was employment in agriculture as defined by Section 221 (1) of the Town and Country Planning Act 1963 or in an industry mainly dependent upon agriculture and includes also the dependants of such persons as aforesaid."

Wayleaves, Easements & Rights of Way

There is a wayleave for an overhead electricity line crossing the woodland. There is a right of way over Lot 3 (as shown coloured brown on the plan) in favour of the land to the north of Turnholme Wood. The land is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sale particulars or not.

Nitrate Vulnerable Zone

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

Outgoings

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Farmland					
Danvm Drainage Commissioners					
Assessable Area (Acres)	4.5	4.5	71	4.3	1
Annual Value	£162	£162	£1909	£146	£32
2025/26 Drainage Rates Payable	£28.35	£28.35	£334.08	£25.55	£5.60

Owston Grange Bungalow

City of Doncaster Council
Council Tax Band "C",
2025/26 Council Tax Payable £1,850.41

Lotting	Acres
Lot 1 Bungalow & Grass field	5.21
Lot 2 Grass field	4.65
Lot 3 Grass fields & woodland	71.39
Lot 4 Grass field	5.79
Lot 5 Grass field	1.04
Total	88.08



Viewing

Viewing of the bungalow is strictly by appointment with the Agents, the land may be viewed at any reasonable time during daylight hours when in possession of a set of these sales particulars.

Method of sale

The land is offered for sale as a **whole or in up to five lots by Informal Tender**. The Vendors do not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

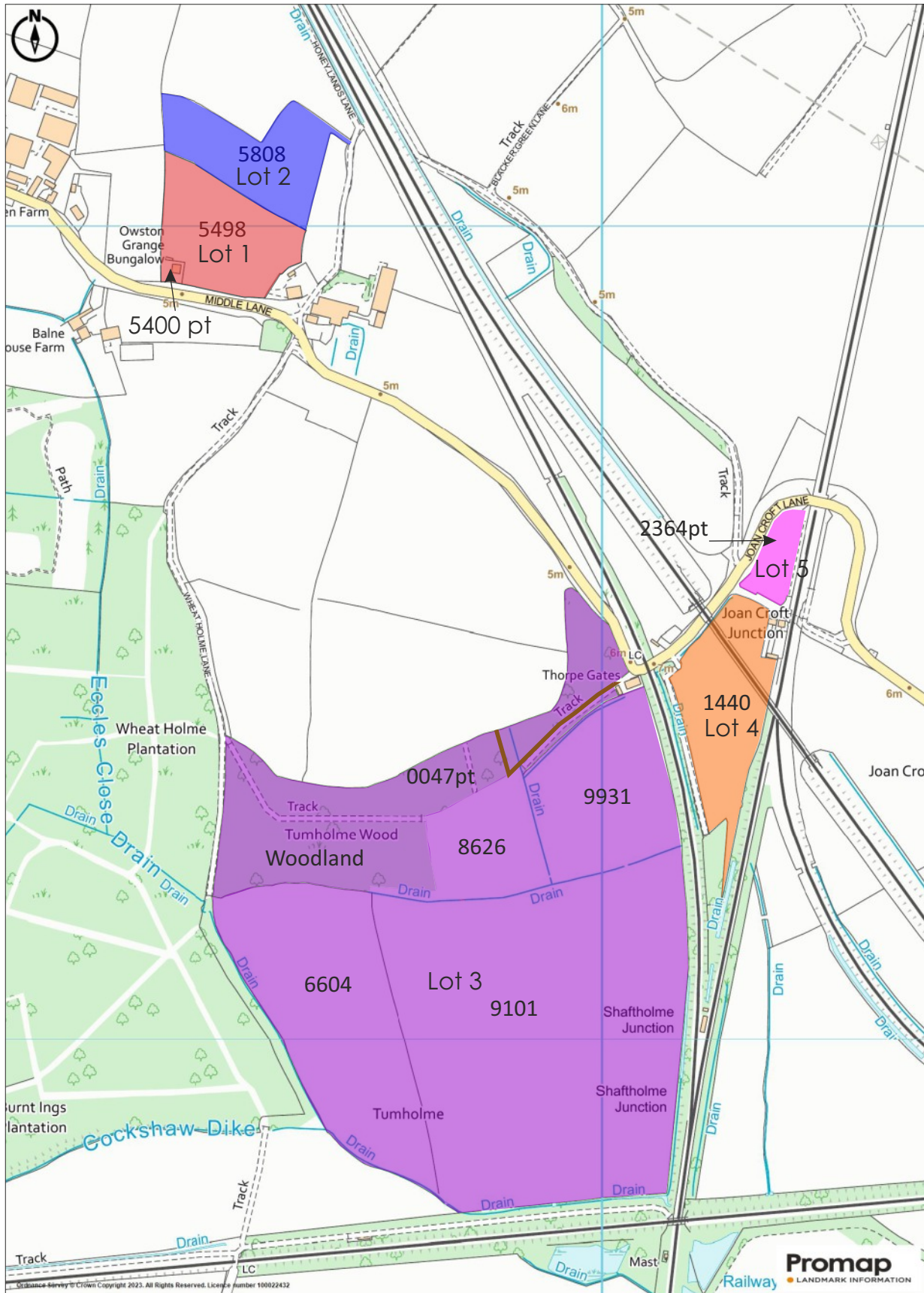
1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**Owston Tender**".
6. 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 Anti Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 19 December 2025**.
8. To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

Important Notice

DDM Agriculture for themselves and the Owner of this property, 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 or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

SITE PLAN & FIELD SCHEDULE



Lot Number	RLR / NG Field No	Description	Area		Colour on Plan
			Hectares	Acres	
Lot 1	5400pt	Bungalow	0.08	0.20	Red
	5498	Grass	2.03	5.01	
Lot 2	5808	Grass	1.88	4.65	Blue
	9931	Grass	3.12	7.71	
	8626	Grass	1.75	4.32	
	9101	Grass	13.22	32.66	
	6604	Grass	5.50	13.60	
Lot 3	0047pt	Woodland	5.30	13.10	Purple
	1440	Grass	2.34	5.79	
Lot 4	2364pt	Grass	0.42	1.04	Pink
GRAND TOTAL			35.64	88.08	

Date: 28 October 2025
Ref: AH/JH-24/113