

HATFIELD

SOUTH YORKSHIRE

(Doncaster 7 miles, Thorne 4 miles)

17.50 ACRES

(7.08 Hectares) or thereabouts



FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £170,000

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Challenor & Son Solicitors
Stratton House
50 Bath Street
ABINGDON
OX14 3LA

Tel: 01235 520013

Ref: Neville Pegram

Email: njp@challenorandson.co.uk

Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

Email: andrew.houlden@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is situated to the southeast of Hatfield in South Yorkshire and is accessed directly off Carr Side Lane.

Description

The land comprises a reasonable shaped block of arable land strategically situated on the fringe of the settlement offering potential for a possible alternative use in the future.

The land is classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture Fisheries and Food.

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

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has been used to activate entitlements under the former Basic Payment Scheme.

A copy of the relevant LPIS map for the land is available for inspection at the Selling Agent's office by prior appointment or can be e-mailed out on request. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement made within these sales particulars is given in good faith but carries no warranty.

Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession upon completion.

Outgoings

Doncaster East Internal Drainage Board

Assessable Area 17.500 acres

Annual Value £612.00

2025/26 drainage rates payable £46.67

Tenantright/Dilapidations

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 on to the land will be permitted for the prospective Purchaser(s) prior to legal completion, subject to an exchange of contracts and the payment of a double deposit (20%).

Value Added Tax (VAT)

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

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Sporting / Timber Rights / Minerals

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned.

Development Clawback

The land is offered for sale subject to a development clause whereby 25% of any uplift in value, in excess of its existing use value, is reserved to the Vendors for a period of 50 years as from the date of completion.

Back Cropping

A schedule of the back cropping for the last five years is available on request from the Selling Agent's offices.

Local Authority

City of Doncaster Council, Civic Office, Waterdale, Doncaster, DN1 3BU. Telephone 01302 736000.

Wayleaves, Easements and Rights of Way

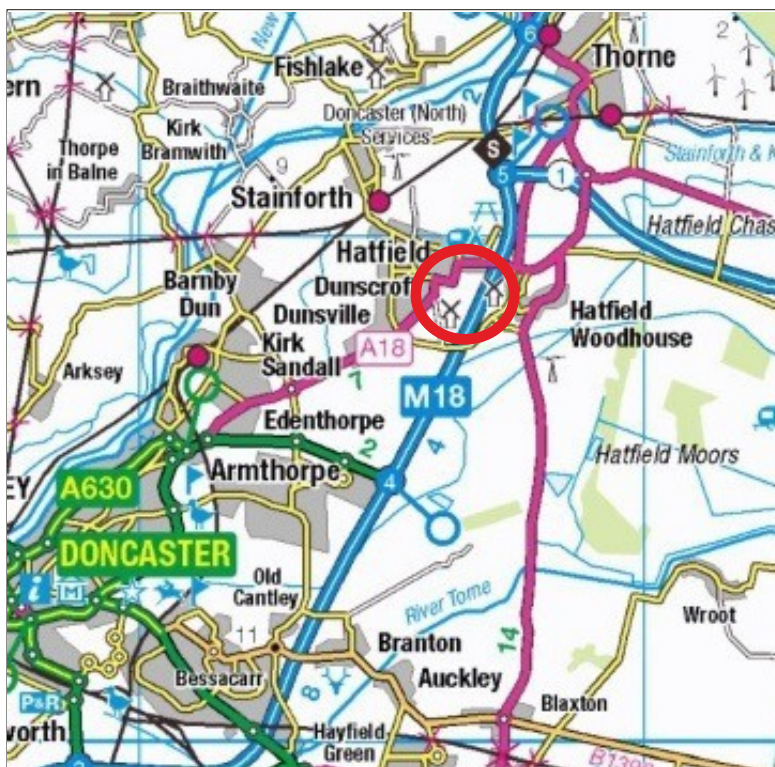
The land is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and wayleaves and all rights of access whether mentioned in these sale particulars or not.

Viewing

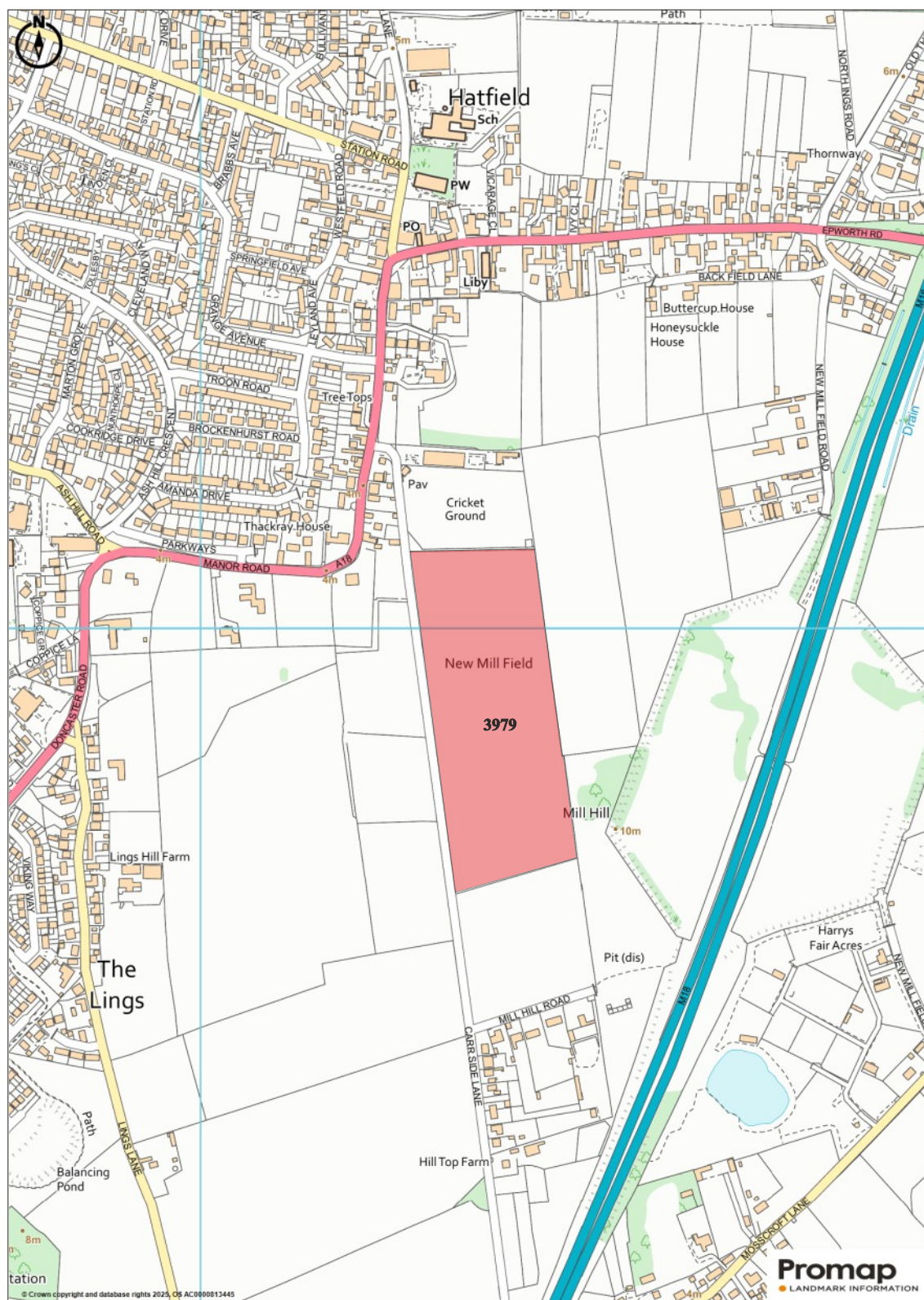
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

Method of Sale

The land is offered for sale by Private Treaty.

LOCATION PLAN

LAND AT HATFIELD - SITE PLAN



Important Notice

DDM Agriculture and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and DDM Agriculture have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.