



Parcel of Amenity Land Ancient Lane Auction Guide £10,000 DN7 6PJ **FREEHOLD**

FOR SALE BY ONLINE AUCTION - An opportunity to obtain this parcel of amenity land which is located in the centre of the village of Hatfield Woodhouse between Ancient Lane and Dale Pit Lane. The land which extends to approximately 0.5 acres is hedged/fenced and sown to grass. Historically the parcel of land on 'The Pinfold' was used by villagers to graze lost or escaped livestock. For sale by online auction. Guide £10,000 Plus. Closing date for bids 14th May 2025 at 2pm.

EPC:



- Parcel of Amenity Land • Approx 0.5 acres • Hedged/Fenced and sown to grass • For Sale by Online Auction • Auction Guide £10,000 plus • Closing date for bids 14th May 2025 at 2pm

FOR SALE BY ONLINE AUCTION

GUIDE PRICE £10,000 PLUS.

PLEASE NOTE

This property is being sold via ONLINE AUCTION: To view the auction pack or to bid please visit the Sreetons website and click 'menu' then 'Online Auction'.

Click on the property.

In order to bid click 'Register' and do the following via the 'dashboard':

- Register (verify your email)
- Join the watchlist
- Pass an ID check
- Enter your payment details

Once you have registered you can view the legal pack.

BIDDING ENDS ON 14th May 2025 at 2pm.

FEES/COSTS

Purchasers should note that there will only be a buyers reservation fee payable of £4,200 (inclusive of VAT) should you be the successful bidder, which does not go towards the purchase price. You will then have up to 20 working days to exchange contracts. Otherwise no other fees will be charged by us. Please contact the branch for further clarification.- All buyers will need to be fully proceedable.

Situation

The land is situated in the centre of the village of Hatfield Woodhouse between Ancient Lane and Dale Pit Lane.

The village lies approximately 12 miles from Doncaster and is conveniently placed for access to the M18 and M62 motorway networks.

Description

The land is hedged/fenced and sown to grass and extends to approximately 0.5 acres.

General Remarks

Uplift Clause

In the event that any residential planning consent was to be granted on the land in the future the vendor will be entitled to 50% of any increase in value

for a period of 15 years following completion of the sale.

• Tenure

It is understood that the tenure of the land is freehold. We have not inspected the deeds and have to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

• Possession

The land is being offered for sale with vacant possession upon completion.

• Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights of way, water, light, drainage and all other easements affecting the land whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

• Outgoings

We understand that the land is subject to an annual drainage rate.

• Entitlements

There are no entitlements included within the sale.

• Sporting Rights

All sporting rights are in hand and will be included within the sale.

• Minerals

The mineral rights are included in the sale.

• Deductions

The buyer will not make any claim for deductions or dilapidations whatsoever.

• Viewing

The land can be viewed at any reasonable time.

• Contaminated Land

The seller is not aware of this land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Seller does not give any warranty or guarantee in this respect and advises the Buyer to make such enquiries and investigations which may be necessary to satisfy themselves that none of the land is so filled.

• Plans & Particulars

The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of the intending purchaser. Neither the Vendor nor his Agent accepts any liability for their accuracy whatsoever.

All plans are for identification purposes only, and are not to scale. The plans have been reproduced with the sanction of HMSO under licence number 100004776. Crown copyright reserved.

• Local Authorities

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster
DN1 3BU
Tel : 01302 736000

Doncaster East Internal Drainage Board, The Gables Belton Road, Epworth,
Owston Ferry DN9 1JL
Tel : 01427 872715

Rural Payments Agency, P O Box 352, Worksop, S80 9FG
Tel : 03000 200 301

• Services

Prospective purchasers can make the relevant enquiries from the following utility companies with regard to the services available.

Yorkshire Water Services (New Supplies & Enquiries), Broadacre House, Vicar Lane, Bradford, West Yorkshire, BD1 5RQ.

Yorkshire Electricity – New Supplies, Supply Line (YorkshireElectric) PO Box 161, 161 Gelderd Road, Leeds, LS1 1QZ.

• Misrepresentation Act 1967

1. The Agents acting for the Vendor of the land give notice that none of the statements in these particulars as to the land are to be relied upon as a statement of representation of fact. Sales particulars and plans are for reference only and any error or omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for actions of law.
2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement s in these particulars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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