



**ABOUT 6.39 HECTARES (15.79 ACRES) OF PASTURE OR AMENITY LAND**

**AT HINDLEY LANE, TICKHILL, DONCASTER, DN11 9BF**

**FOR SALE BY INFORMAL TENDER  
AVAILABLE AS A WHOLE OR IN FOUR LOTS**

Tenders to be deposited at the Agent's Doncaster Office by 12 noon on Friday 26<sup>th</sup> July 2024

**Guide Prices**

**Lot 1: £80,000; Lot 2: £20,000; Lot 3: £40,000;**

**Lot 4: £20,000**

## LOCATION

Situated in Green Belt on the western side of Tickhill between Apy Hill Lane and Rotherham Road (A631) about one mile from the centre of this popular small town.

The land is located on the north and south sides of Hindley Lane which is an occupation lane subject to a public footpath.

## DESCRIPTION

The land comprises four lots of pasture or amenity land which is classed as Grade 3 quality on the Agricultural Land Classification Map. The land is available as a whole or in four separate lots.

LOT NO.	PARCEL ID	HECTARES	ACRES
LOT 1	SK57934126 and SK57934516	3.31	8.17
LOT 2	SK57936727	0.97	2.39
LOT 3	SK57936316	1.61	3.97
LOT 4	SK57926797	0.50	1.23
<b>TOTAL ABOUT</b>		<b>6.39</b>	<b>15.79</b>

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all the existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

## SPORTING AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale so far as they are owned.

## NITRATE VULNERABLE ZONE

The land is within a Nitrate Vulnerable Zone.

## SERVICES

No services connected.

## PLANS AND AREAS

Plans for illustration purposes only and not to scale.

Interested parties should satisfy themselves in regard to areas and boundaries.

In relation to LOT TWO the area includes the long entrance track.

## TENURE

Freehold with vacant possession.

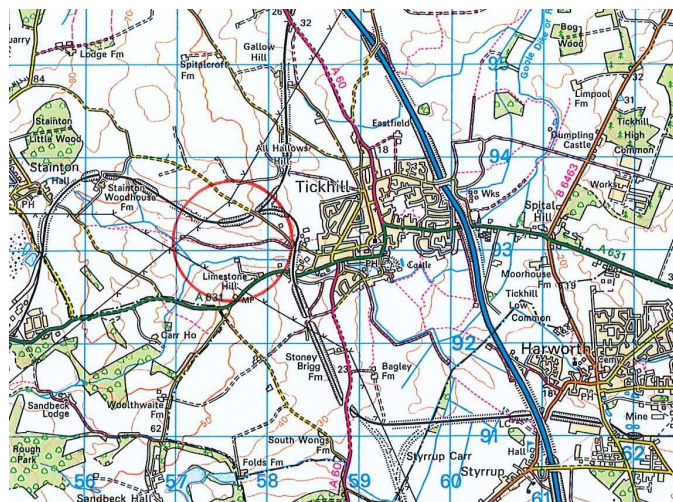
## VIEWING

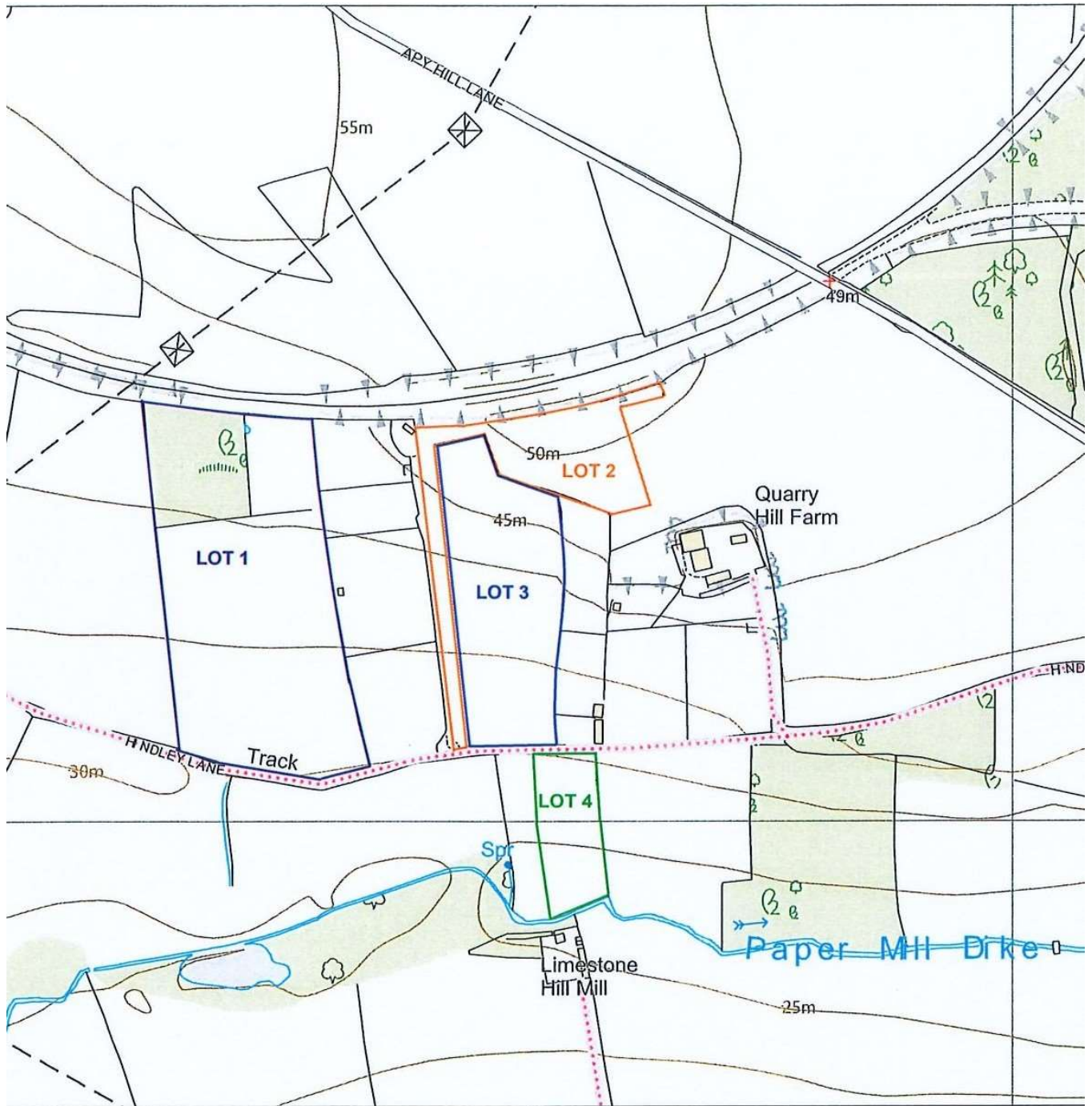
The land can be viewed during reasonable daylight hours with a copy of these particulars.

## METHOD OF SALE

The land is offered for sale by Informal Tender.

- Submit all offers in writing in a sealed envelope – clearly marked with the property's address. – using the attached tender form.
- The offer is to be submitted subject to contract only.
- Any offers sent by facsimile or email will not be considered.
- The vendor reserves the right not to accept the highest or any offer made.
- The offer submitted must be a simple final offer. It must not include terminology offering to bid a certain sum above another party's offer, etc.
- No claims for dilapidations, deterioration or any other offset will be accepted or allowances made.
- The closing date for tenders is 12 noon on Friday 26<sup>th</sup> July 2024. All tenders to be sent to Grice and Hunter, 7 Priory Place, Doncaster, DN1 1BL.





# TENDER FORM

LAND AT HINDLEY LANE, TICKHILL

SUBJECT TO CONTRACT

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

Tel. No:.....

Email:.....

Offer the following for the land at Tickhill.

Lot 1: Approx. 8.17 acres .....

Lot 2: Approx. 2.39 acres .....

Lot 3: Approx. 3.97 acres .....

Lot 4: Approx. 1.23 acres .....

The Whole: .....

## Funding

1. \*I am/We are cash buyers.
2. \*Finance will be via borrowing from:

Name and 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:

.....  
.....  
.....

Signed.....Date.....

**TO BE RETURNED TO GRICE AND HUNTER  
7 PRIORY PLACE  
DONCASTER  
DN1 1BL**

**BY**

**23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
epworth@gricehunter.co.uk**

**7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
doncaster@gricehunter.co.uk**

### Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

### Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.