

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers Est 1924



**ABOUT 0.8 ACRE of LAND**

Situated off

**THE NOOKING, HAXEY, NR DONCASTER,  
DN9 2JQ**

(what3words ///register.stylists.drivers)

**FOR SALE BY INFORMAL TENDER**

**GUIDE PRICE £15,000 - £20,000**

Closing Date of Tenders  
4pm on Friday 12<sup>th</sup> April 2024



Haxey is a thriving small town community and civil parish 3 miles south from Epworth and 6 miles M180 j2 on the A161 highway within easy reach of the regional centres of Doncaster 14 miles, Scunthorpe 15 miles and Gainsborough 11 miles.

The land is situated north of The Nooking (B1396) with good access and extensive frontage to public bridleway and occupation lane.

The land is of level topography and lies adjoining and immediately outside the current designated Development Limit (NLC Planning Framework DPD).

The land has most recently been used for hay production and is Grade 2 quality according to the Agriculture Land Classification Map and Newport 1 series of The Soil Map of England and Wales described as deep well drained sandy and course loamy soil suitable for cereals and root crops, market gardening and grass.

#### **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.

#### **PLANS AND AREAS**

Plans for illustration purposes only and not to scale. Interested parties should satisfy themselves in regard to areas and boundaries.

#### **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.
- 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 an other 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 4pm on Friday 12<sup>th</sup> April 2024. All tenders to be sent to Grice and Hunter, 23 High Street, Epworth, Doncaster, DN9 1EP

#### **VALUE ADDED TAX (VAT)**

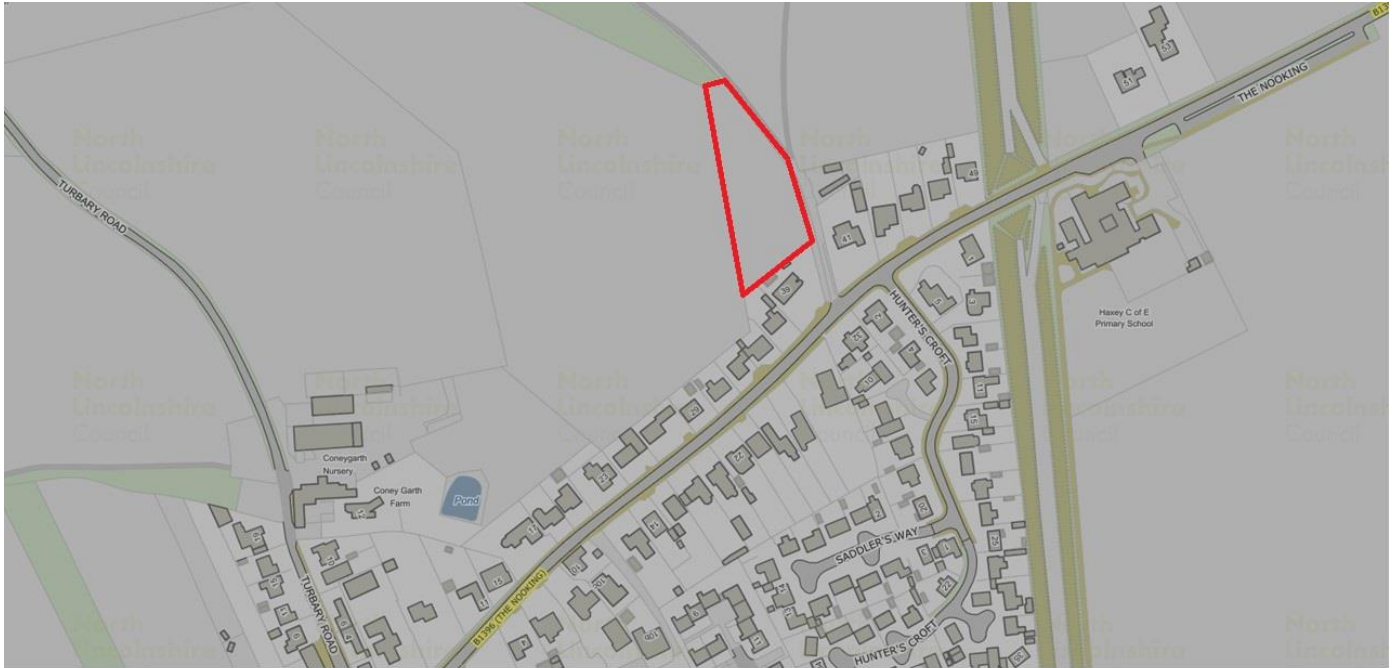
The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

#### **DEVELOPMENT CLAUSE**

The land is offered for sale subject to a development clause whereby 30% of any uplift in value (resulting from an alternative use) in excess of the existing value is reserved to the current owner (and his beneficiaries) for a period of 30 years commencing from the date of completion.

#### **LOCAL AUTHORITY**

North Lincolnshire Council



# TENDER FORM

## LAND AT HAXEY

### SUBJECT TO CONTRACT

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

Tel.no:.....

Email:.....

Offer the sum of:.....for the land at HaxeY.

#### 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**

23 HIGH STREET

EPWORTH

DONCASTER

DN9 1EP

BY

4PM ON FRIDAY 12TH APRIL 2024

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.