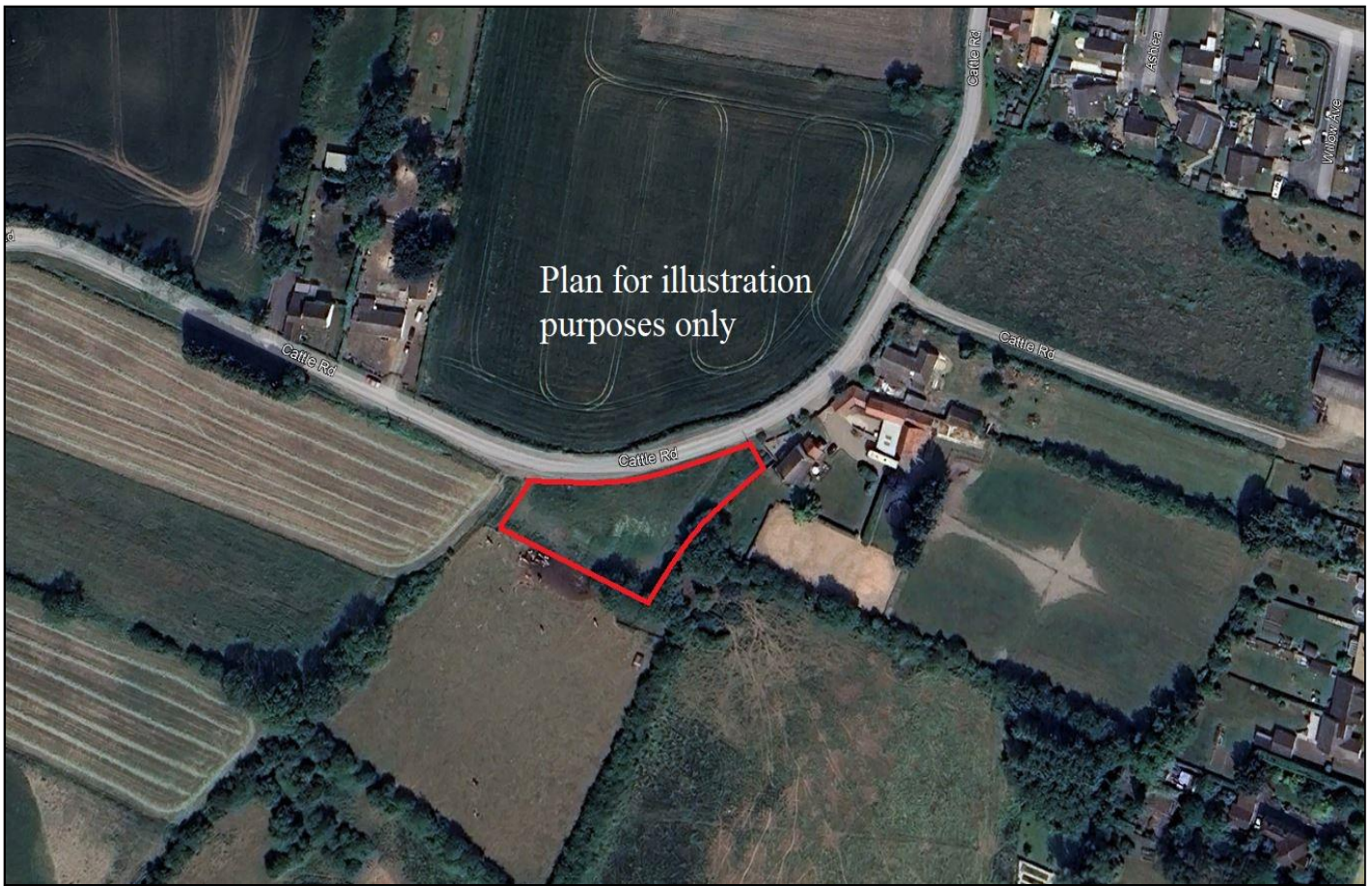




**ABOUT 0.48 ACRE (0.19 HECTARE) OF  
AGRICULTURAL LAND**

**AT**

**CATTLE ROAD, MISTERTON, DONCASTER, DN10 4AT  
FOR SALE BY INFORMAL TENDER**

**Tenders to be deposited at the Agent's Epworth Office by**

**12 noon Thursday 18<sup>th</sup> December 2025.**

**Guide Price  
£12,000 - £15,000**

## **LOCATION**

Situated in the well regarded village of Misterton which lies on the A161 about 6 miles northwest of Gainsborough. Cattle Road is located on the western side of the village and is approached by Carr Road off Gringley Road. The land has frontage to Cattle Road which is made up.

## **DESCRIPTION**

A triangular shaped area of land extending to about 0.48 acre and being unenclosed to the road frontage.

On the Agricultural Land Classification Map the land is shown as being of Grade 3 quality.

The Land Information System indicates soil types of being clayey, loamy and peaty.

The land is located outside the village development limited on the Adopted Bassetlaw Local Plan 2020-2038 Policies Map.

The land is held under Title number NT554848.

## **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.

There are 2 electrical poles on the land.

## **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.

## **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 amount. 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 Thursday 18<sup>th</sup> December 2025. All tenders to be sent to Grice and Hunter, 23 High Street, Epworth, DN9 1EP.

## **OUTGOINGS**

None known.

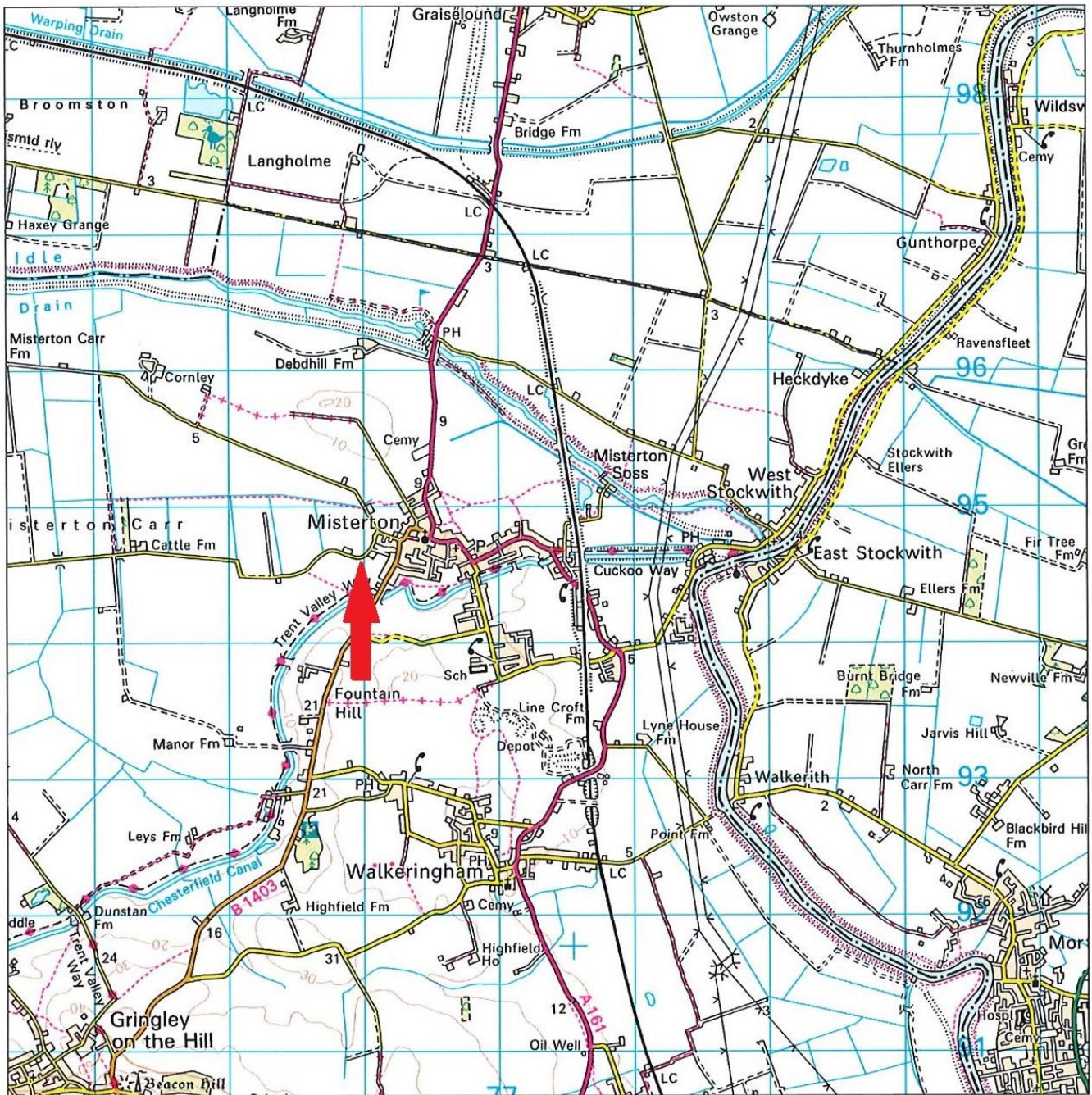
## **OVERAGE CLAUSE**

The land is not being sold subject to an overage clause.

## **GUIDE PRICE £12,000 - £15,000**

In addition to the agreed purchase price the buyer will be responsible for 50% of the sellers reasonable legal fees.

Please note that the straw bales on the land are not included in the sale.



TENDER FORM

CATTLE ROAD, MISTERTON

SUBJECT TO CONTRACT

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

Tel. No:.....

Email:.....

Offer the following for the land at Cattle Road, Misterton, DN10 4AT £.....

### 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 12 NOON THURSDAY 18<sup>TH</sup> DECEMBER 2025

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.