



19.95 Acres - Arable Land, Sour Lane

Fishlake | Doncaster | DN8 4JN

Guide Price £175,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

19.95 Acres - Arable Land

Sour Lane | Fishlake

Doncaster | DN8 4JN

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PGM&Co are pleased to offer a unique opportunity to acquire an arable field extending to 19.95 Acres (8.07 hectares) with direct highway access.

The land is offered For Sale by Informal Tender - Tender Date: 12 noon, Friday 16th August 2024.

- Single enclosure of arable land
- Tender Date: 12 noon Friday 16th August 2024
- Access from main highway (Sour Lane)
- For sale by Informal Tender
- Close to Village of Fishlake

Description

An Arable field extending in total to 19.95 Acres, with a cultivated area of 19.66 Acres.

Predominantly a regular shaped level field but does terminate to a point at the North East corner (see plan).



The Land is classified as Predominantly Grade 3 by the Agricultural land classification maps for the region. The soil survey of England and Wales describes the land as being of the Foggathorpe 2 Series being Slowly permeable, seasonally waterlogged stoneless clayey and fine loamy over clayey soils. Some similar coarse loamy over clayey soils. Suitable for cereals and grass.

Access & Boundaries

Access is directly via Sour Lane.

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Sellers, nor the Joint Selling Agents will be responsible for defining the boundaries or their ownership.

Wayleaves/Easements & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Services

There are no mains services connected to the land.

Sporting, Timber & Minerals

These are included in the sale in so far as they are owned, subject to any statutory exclusions. Minerals are not included in the sale.

NVZ

The land lies within a Nitrate Vulnerable Zone (NVZ).

Outgoings

Drainage rates are payable to Danvm Drainage commissioners at the rate £73p.a approx. (24/25).

Tenure & Possession

The Land is Freehold. Vacant Possession will be granted on completion.

VAT

It is understood that none of the land is elected for VAT.

Method of Sale

The property is offered for sale by Informal Tender, as a whole. Interested parties are invited to submit their offer(s) on the attached Tender Form in a sealed envelope marked 'Fishlake' by 12 noon on Friday 16th August 2024, to the offices of the Selling Agents at Perkins George Mawer & Co., Corn Exchange Chambers, Queens Street, Market Rasen, Lincolnshire LN8 3EH.

Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

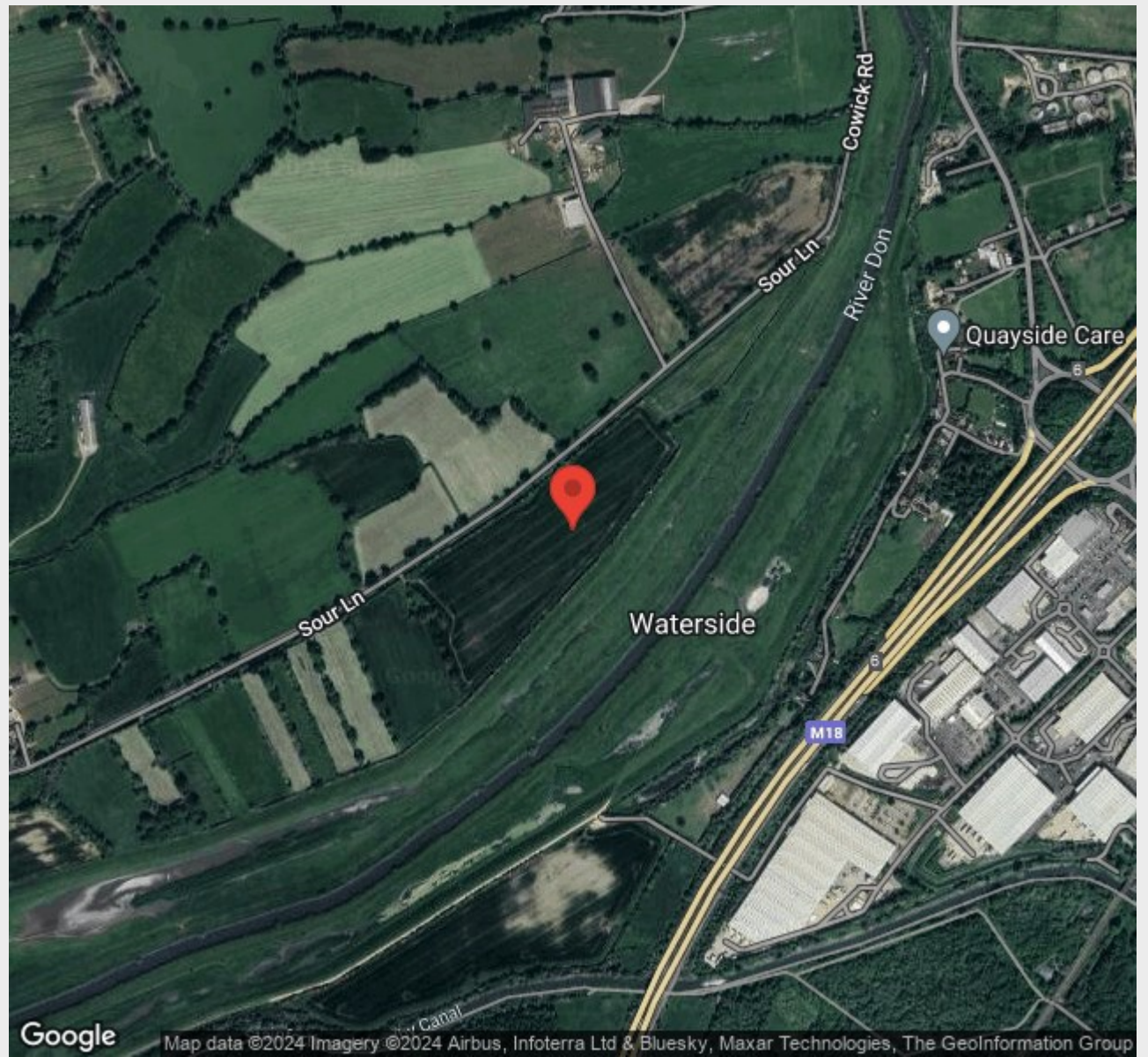
Solicitor

Kenyon Son & Craddock
32 South Parade, Thorne, Doncaster DN8 5DX
t: 01405 813108
e: info@ksandc.co.uk

Viewing

Prospective purchasers may view the Land during daylight hours with a set of these Particulars of Sale to hand.





Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

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.



TENDER FORM

19.95 Acres - Arable Land, Sour Lane, Fishlake, Doncaster, Sth Yorkshire, DN8 4JN

(I/We) **Name:**

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **19.95 Acres - Arable Land, Sour Lane, Fishlake, Doncaster, South Yorkshire, DN8 4JN** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

As a Whole:

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase.
In the event of being successful my **Solicitors** are:-

Name:

Address:

.....

Tel No:

Email:

I can confirm we are / are not (*delete as appropriate*) cash buyers.

Signed: **Date:**



Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins, George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12 noon on Tender Date: Friday 16th August 2024 at 12 noon.** No late offers will be considered.
2. Offers should be submitted in writing in a sealed envelope marked “**Fishlake**”.
3. Offers must be for a precise sum of pounds sterling and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
4. No offer will be considered which is calculable only by reference to another offer.
5. Offers should be made Subject to Contract only.
6. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
7. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
8. The vendors do not undertake to accept the highest or any offer.
9. The successful Offerors will be notified and will be expected to complete as soon as possible.