HATFIELD

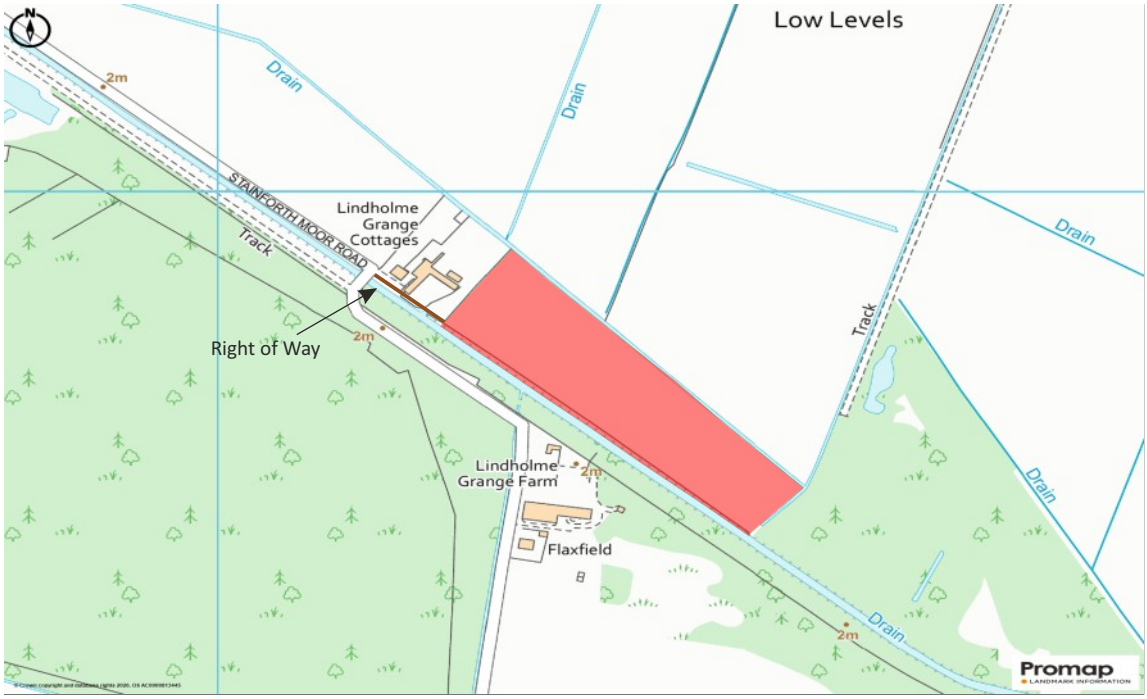
DONCASTER, SOUTH YORKSHIRE

(Epworth 6 miles, Thorne 6 miles)

7.82 ACRES

(3.16 Hectares) or thereabouts

PERMANENT GRASSLAND



FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION

GUIDE PRICE: £60,000

Solicitors
Dawson & Burgess
33 Church Street
Doncaster
DN3 3AE
Tel: 01302 834744

Ref: Roger Williams
E: RMW@dawsonandburgess.co.uk



Selling Agents
DDM Agriculture
2 Doncaster Road
Bawtry
Doncaster
DN10 6NF
Tel: 01302 714399

Ref: Lucy Barraclough
E: lucy.barraclough@ddmagriculture.co.uk

General Remarks and Stipulations

Location
The land is accessed off Low Levels Bank to the east of the village of Hatfield Woodhouse and within the county of South Yorkshire. The City of Doncaster lies approximately 11 miles to the south west.

Description
The land comprises an almost rectangular parcel of permanent grassland, extending to approximately 7.82 acres (3.16 hectares) or thereabouts and is bounded by part stock proof fencing to the north east, south east and north west sides.

Access
Access is taken off Low Levels Bank onto Stainforth Moor Road. The land is bound by hedgerows and includes the fishing rights on Hatfield Waste Drain. The land is classified as being Grade 2 on the Provisional Agricultural Land Classification Maps of England and Wales. The Soil Survey of England and Wales identifies the soils as being principally from the "Foggathorpe 1" Association with their characteristics described as "...clayey and fine loamy over clayey soils" and as suitable for "grassland, cereals, and stock rearing".

Easements, Wayleaves and Rights of Way
There is a right of way along Stainforth Moor Road and over the property in between to access the land as shown coloured brown on the site plan.

The land is sold subject to any rights of way, reservation of minerals, water drainage, other easements, wayleaves and all rights of access, whether mentioned in these particulars or not.

Services
Prospective Purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Tenure and Possession
The land is owned freehold and is being sold with the benefit of vacant possession on completion.

Local Authority
Interested parties should make their own enquiries with the City of Doncaster Council. Telephone: 01302 736000.

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.

Viewing
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

Method of Sale
The property is offered for sale as a whole by Private Treaty. Interested parties are invited to contact the Selling Agents on 01302 714399 to discuss their interest.



Important Notice
DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:
(i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
(ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: LB/JR/JH-26/046
Date: 02 November 2026