



ABOUT 1.368 (0.554 HA) OF MIXED WOODLAND

CHURCH LANE, MARR, DONCASTER, DN5 7AU

FOR SALE BY INFORMAL TENDER

**Tenders to be deposited at the Agent's Doncaster Office by
12 noon Friday 6th November 2026.**

An area of mixed woodland extending to about 1.368 Acres/0.554 HA and being of rectangular configuration and having made up road frontage to Church Lane.

LOCATION

On the northern approaches to the village which is approx. 4 miles to the northwest of Doncaster city centre and 1 mile drive from junction 37 of the A1(M).

THE LAND

Arboricultural Consultants have prepared a detailed report (November 2023) relating to the subject site and a copy can be made available to seriously interested parties.

On the Soil Survey Map of England and Wales conditions in the area are described as being the Aberford Type “shallow locally brashy well drained calcareous fine loamy soils over limestone. Some deeper calcareous soils in colluvium”.

PLANNING

The land is within a Countryside Policy Area and a Conservation Area.

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.

TENURE

Freehold with vacant possession.

VIEWING

The site can be inspected from the public road side. Please do not enter the adjacent Farmstar site.

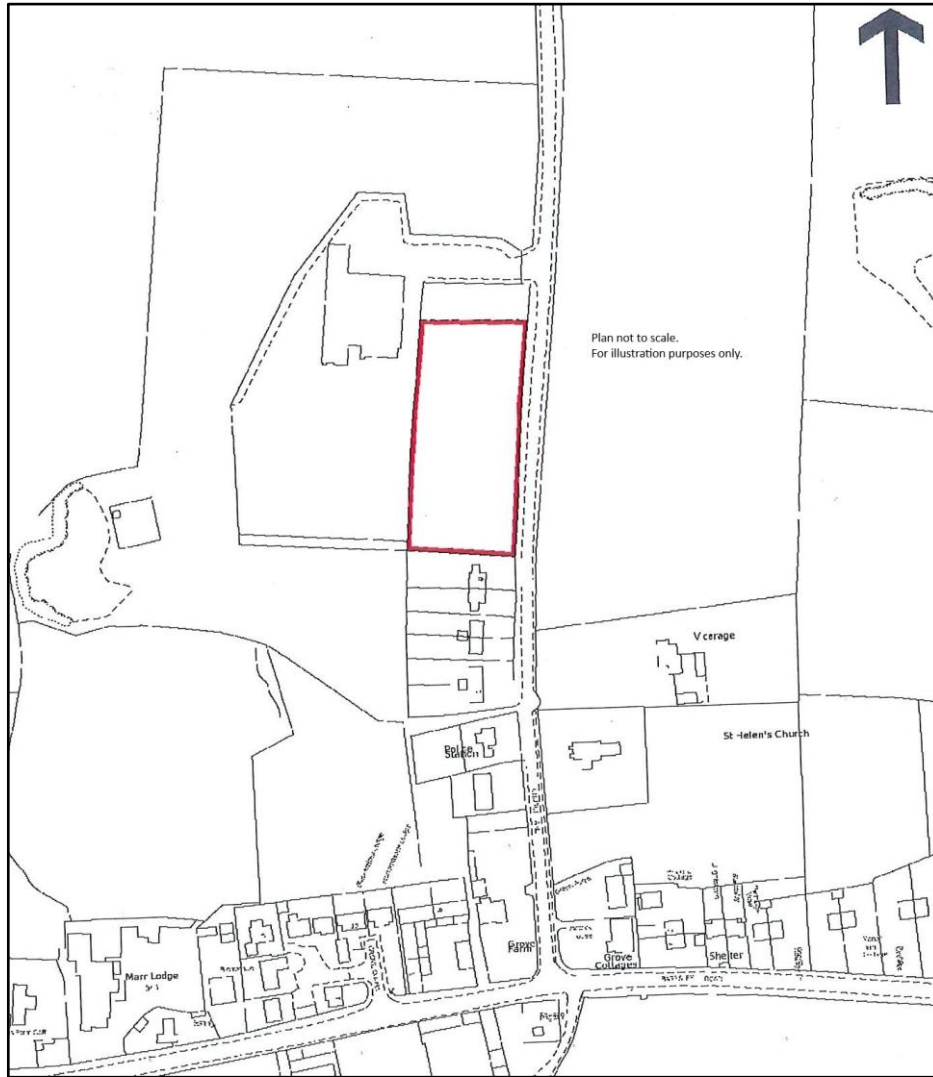
OVERAGE CLAUSE

The land will be sold subject to a proposed overage agreement reserving the vendor a payment of 50% of any uplift in value for alternative use/development within a period of 25 years from the date of completion.

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.
- Alternatively, the completed tender form may be emailed to us (at doncaster@gricehunter.co.uk), please ensure you receive from us an acknowledgement of receipt.
- The offer is to be submitted subject to contract only.
- 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 Friday 6th November 2026. All tenders to be sent to Grice and Hunter, 7 Priory Place, Doncaster, DN9 1BL



TENDER FORM

ABOUT 1.368 ACRES /0.554 HA AT CHURCH LANE, MARR, DN5 7AU

SUBJECT TO CONTRACT

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

.....

Tel. No:

Email:

Offer the following for the land at Church Lane, Marr. £.....

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 12 NOON FRIDAY 6TH NOVEMBER 2026

**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.