



**ABOUT 1.70 ACRES (0.69 HECTARE) OF  
AGRICULTURAL OR AMENITY LAND  
OFF  
EPWORTH ROAD, BELTON, DONCASTER, DN9 1NY  
FOR SALE BY PRIVATE TREATY**

**Guide Price  
£25,000**

**LOCATION**

The land is located about 300m to the west of the A161 between Epworth and Belton 2 miles south of junction 2 of the M180. Access is via an unmade track which leads from the car park next to the Belton Kitchen (opposite the Belton Recycling Centre).

**DESCRIPTION**

A single field extending to about 1.70 acres and being enclosed by timber fencing to the frontage and post/wire fencing to the remaining boundaries.

On the Agricultural Land Classification Map the land is shown as being of Grade 2 quality.

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

The land is located outside the village development limit in an Area of Special Historic Landscape Interest.

The land is held under Title number HS363755.

**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.

The access track is subject to a public footpath.

Access to the level from the track is covered by indemnity insurance obtained by the seller.

**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**

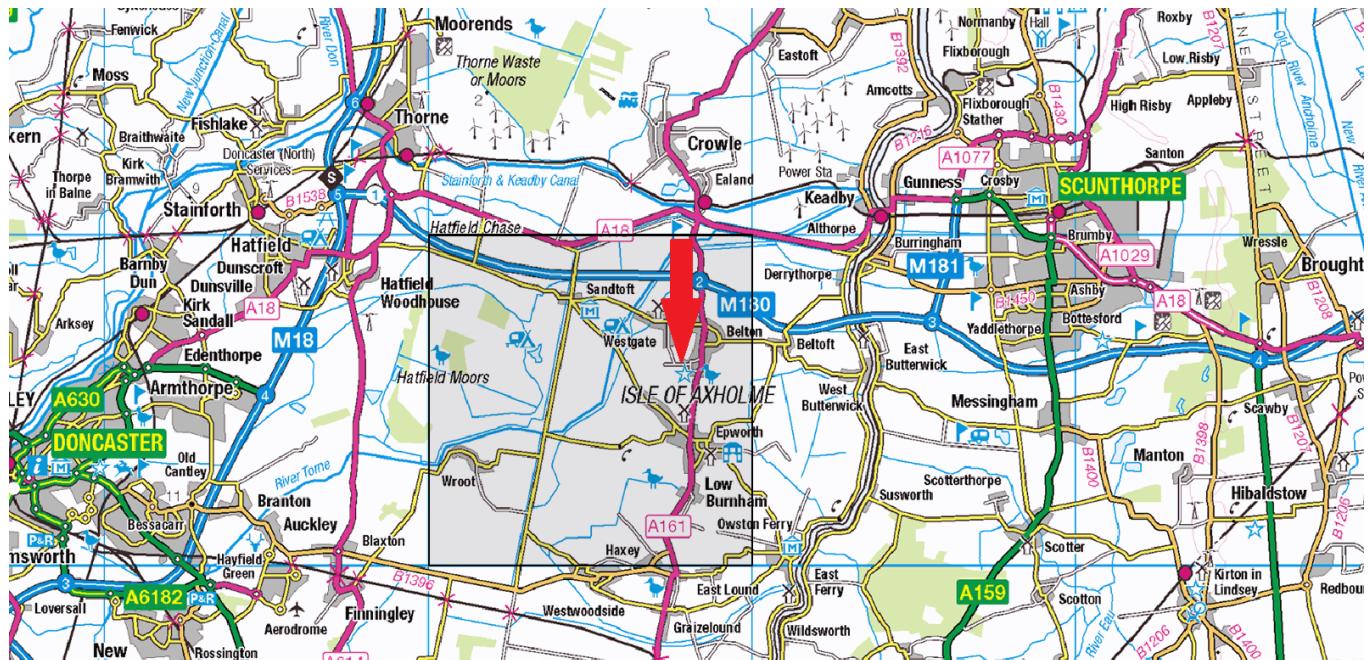
Private Treaty.

**OUTGOINGS**

A nominal drainage rate is payable.

**OVERAGE CLAUSE**

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





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**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.