

THORPE AUDLIN

WEST YORKSHIRE

(Pontefract 5 miles, Doncaster 12 miles)

15.83 ACRES

(6.41 hectares) or thereabouts

PRODUCTIVE ARABLE LAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 30 OCTOBER 2026

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Moxon & Barber
7-9 Cornmarket
Pontefract
WF8 1AN

Tel: 01977 602999

Ref: Tom Wormall

E-mail: tom@moxon-barker.co.uk

Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

E-mail: andrew.houlden@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land lies to the south side of Darning Lane on the eastern side of the village of Thorpe Audlin in West Yorkshire. The town of Pontefract lies approximately five miles to the north east and the City of Doncaster lies approximately twelve miles to the south east.

Description

The land comprises an irregular shaped productive arable field, which extends to 15.83 acres (6.41 hectares) or thereabouts, situated on the eastern side of the village with road frontage onto Darning Lane.

The land is classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps of England & Wales as historically published by the Ministry of Agriculture, Fisheries & Food.

The Soil Survey of England & Wales identifies the soils as being from the "Bardsey" Association with their characteristics described as "loamy over clayey and fine silty soils" and as suitable for "cereals, some potatoes and permanent grassland".

Tenure and Possession

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

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and was historically used to activate entitlements under the Basic Payment Scheme.

The relevant LPIS map is available upon request from the Selling Agents. Purchasers should satisfy themselves as to the accuracy of this information. Any statement within these sale particulars is given in good faith but carries no warranty.

Tenantright

There will be no tenantright payable, nor will there be any consideration or allowance made whatsoever for any dilapidations or any other deductions.

Early Entry

Early entry on to the land will be permitted, prior to completion, to carry out acts of husbandry and crop establishment, subject to an exchange of contracts and the payment of a double deposit.

Outgoings

None known.

Backcropping

2026 Winter Wheat
2025 Winter OSR
2024 Winter Wheat
2023 Winter Wheat
2022 Combining Peas

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.

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

Easements, Wayleaves & Rights of Way

There is a public footpath crossing the land.

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

Development Clause

The land is sold subject to a development clawback whereby 30% of any uplift in value above the existing use value is reserved to the Vendors for 30 years from the date of completion.

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

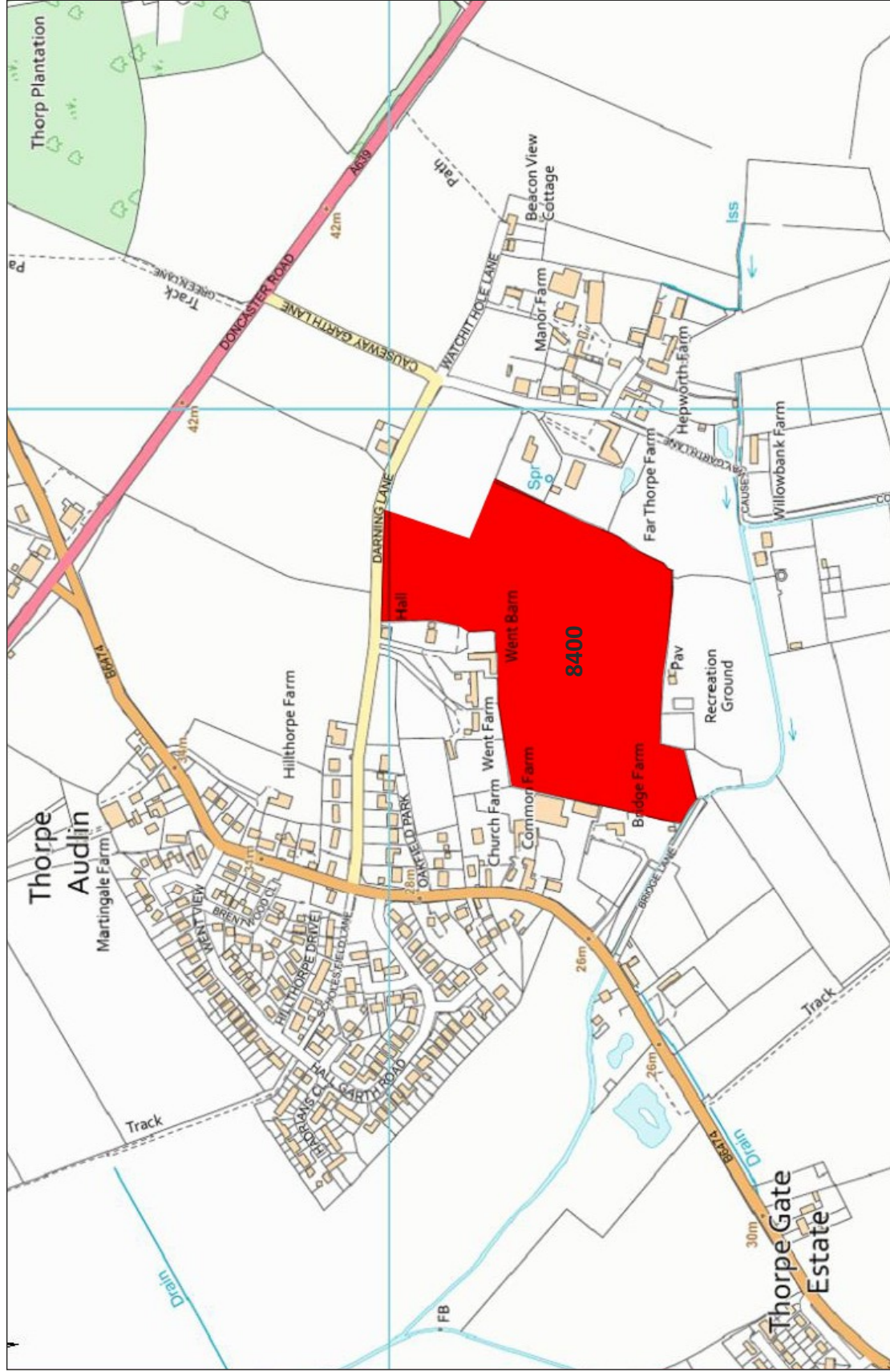
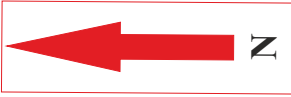
The land is offered for sale by informal tender. The Vendors do not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of purchaser.
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked **"Land at Thorpe Audlin"**.
6. Submitted not later than **12 noon on Friday 30 October 2026**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

LOCATION PLAN





2 Doncaster Road

Bawtry

DONCASTER

DN10 6NF

Tel: 01302 714399

Email:

andrew.houlden@ddmagriculture.co.uk