

# DDM

## AGRICULTURE

# STYRRUP

## DONCASTER, SOUTH YORKSHIRE

(Oldcotes 2 miles, Harworth 1 mile)

# 2.78 ACRES

(1.12 Hectares) or thereabouts

## STABLES AND GRASSLAND



**FOR SALE BY INFORMAL TENDER**  
**CLOSING DATE: 12 NOON FRIDAY 17 APRIL 2026**  
**GUIDE PRICE:- £75,000.00**  
**FREEHOLD WITH VACANT POSSESSION**

### Solicitors

Grainger Appleyard  
26/27 Hall Gate  
Doncaster  
DN1 3NL  
Tel: 01302 327257

Ref: Lisa Bulcroft  
E: l.bulcroft@graingerappleyard.com



### 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 situated in the village of Styrrup with access off Pinfold Lane, west of the A1 (M) and approximately 10 miles south of the City of Doncaster within the County of Nottinghamshire.

### Description

The land comprises a block of grassland bounded by hedgerows and stock fencing with both pedestrian and vehicle accesses. Extending to 2.78 acres (1.12 hectares) or thereabouts, the land also comprises a block of three stables with an integrated hay store, which is of brick and timber construction under an Onduline corrugated sheet roof with a concrete floor together with an all-weather area.

The land is classified as being Grade 3 on the Natural England Agricultural Land Classification Map East Midlands Region (ALC005).

### Services

The stable block benefits from a water collection and filtration system.

### Outgoings

None known.

### Easements, Wayleaves & Rights of Way

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

### Tenure & Possession

The land for sale is freehold and with the benefit of vacant possession upon completion.

### 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 be subsequently payable.

### Development Clawback

The land is offered for sale subject to a development clause whereby 25% of any uplift in value, in excess of its existing use value, is reserved to the Vendors for a period of 25 years as from the date of completion.

### Viewing

Viewing is strictly by appointment only.

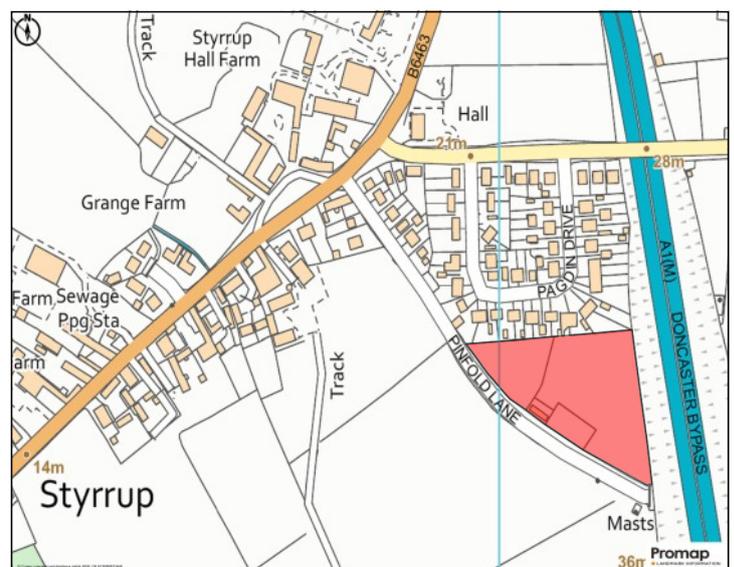
Please contact DDM Agriculture on 01302 714399 or email [bawtry@ddmagriculture.co.uk](mailto:bawtry@ddmagriculture.co.uk)

### Method of Sale

The land is offered for sale as a **whole** by **Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted 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 Buyer(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**Land at Styrrup**".
6. Submitted not later than **12 noon on Friday 17 April 2026**.

Escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to Lucy Barraclough of the Selling Agents, or contact the office 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.