

LAND AT ARKSEY
DONCASTER



GUIDE PRICE £80,000

An excellent opportunity to acquire approximately 8.23 acres of grassland, situated
in the desirable rural location of Arksey, near Doncaster.

LOCATION

The land is located on the north western edge of the village of Arksey. Arksey is a well-established village situated just north of Doncaster, offering a peaceful rural setting while remaining within easy reach of the town centre and major road links. The village is known for its attractive mix of traditional properties, open countryside and strong local community

ACCESS

Access to the land is via gated access taken directly from Marsh Lane.

DESCRIPTION

The land extends to approximately **8.23 acres** and offers an attractive parcel of permanent grassland with potential for a variety of agricultural, equestrian, grazing or amenity uses. The property enjoys a pleasant countryside setting while remaining conveniently positioned for access to Doncaster and the surrounding road network.

TENURE

Freehold, with vacant possession given on completion.

BOUNDARIES

The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

SERVICES

No mains services to the land.

DRAINAGE

No plans are available.

SPORTING, MINERAL AND TIMBER RIGHTS

All sporting, mineral and timber rights are included, insofar as they are owned.

OVERAGE

The sale of this land is subject to a non negotiable overage clause over all the land for a period of 50 years, whereby 50% of the uplift in value is reserved to the vendors subject to planning permission being granted for any development other than agricultural, horticultural or equestrian.

ENVIRONMENTAL SCHEMES

The land has not been included in an environmental schemes.

VIEWING ARRANGEMENTS

The land can be viewed at any time during daylight hours with a set of these particulars in hand. All viewing is undertaken at in hand. All viewing is undertaken at prospective purchasers own risk.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

CONTAMINATED MATERIAL

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

METHOD OF SALE

The land is for sale by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Please note that a person connected with R M English (Yorkshire) Limited has an interest in the property. This interest is disclosed for transparency.

