

# JH Pickup & Co

## SKELBROOKE DONCASTER, SOUTH YORKSHIRE

(South Elmsall 2 miles, Skellow 1.5 miles)

### 6.49 ACRES

(2.602 Hectares) or thereabouts

### STABLES AND GRASSLAND



### FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: OFFERS OVER £210,000.00

#### Solicitors

Malcolm C Foy & Co Limited  
51 Hallgate  
DONCASTER  
DN1 3PB

Tel: 01302 340005

Ref: TBC

E-mail: TBC



#### Selling Agents

JH Pickup & Co  
2 Doncaster Road  
Bawtry  
DONCASTER  
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

E-mail: [andrew.houlden@jhpickup.co.uk](mailto:andrew.houlden@jhpickup.co.uk)

## General Remarks and Stipulations

### Location

The land is situated in the village of Skelbrooke with access directly off Bannister Lane. The A1 northern access is approximately only 1 mile away. The town of South Elmsall is approximately only 2 miles to the west and the village of Skellow is approximately 2 miles to the east. The city of Doncaster lies approximately 7 miles to the southeast of Skelbrooke. See the location plan.

### Description

The land comprises a block of grassland which has the benefit of a stabling block with tack rooms on the north eastern boundary. This is of a timber construction and comes with the benefit of single phase electricity, mains water and a CCTV system. The yard and the drive leading up to the stable block are tarmacked.

The land is classified as being Grade 2 on Sheet 103 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the "Aberford" association with their characteristics described as "shallow, locally brashy well drained calcareous fine loamy soils over limestone. Some deeper calcareous soils in colluvium" and as suitable for "cereals with some sugar beet and potatoes; limited permanent grassland".

### Tenure and Possession

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

### Outgoings

None known.

### Early Entry

Early entry on to the land will be permitted for the prospective Purchaser(s) prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

### 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.

### Environmental Stewardship

The MAGIC website shows that none of the land is within any Stewardship agreement.

### Easements, Wayleaves and Rights of Way

I am not aware of any wayleaves, easements or rights of way over any of the land.

The property is sold subject to all 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.

### Planning

The land lies outside of any development boundaries and is shown as being within the green belt on the Doncaster Local Plan 2015-35 (adopted policies map).

### Flood risk

The majority of the land is shown as being within Flood Zone 1 on the UK Government's flood map for planning and therefore is in an area which has a low probability of flooding.

### Viewing

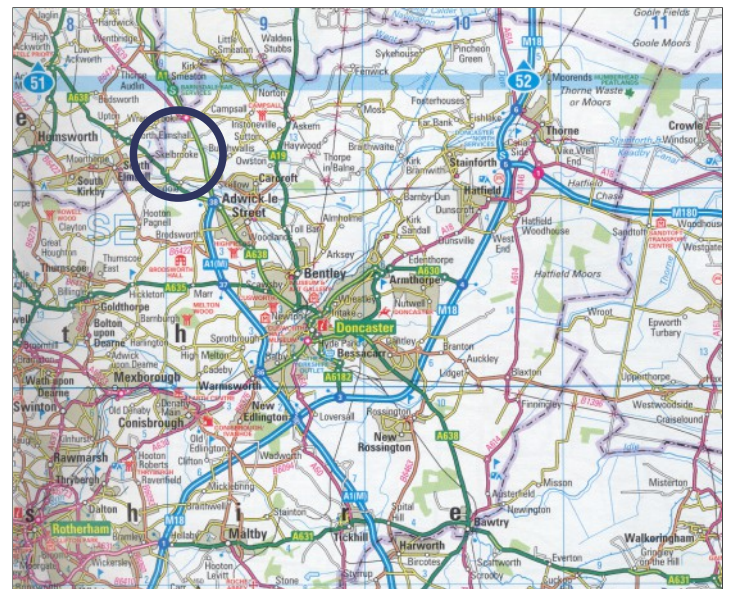
Viewings are strictly by appointment only.

### Method of Sale

The land is offered for sale by Private Treaty.

The selling agents reserve the right to convert this private treaty to best and final offers at any time.

Interested parties are invited to speak to Andrew Houlden of the selling agents on 01302 714399 to discuss their interest.



### Important Notice

JH Pickup & Co for themselves and the Vendors 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, planning or other consents.
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