



LAND AT BLAXTON

Doncaster



GSC GRAYS
PROPERTY • ESTATES • LAND

LAND AT BLAXTON

DONCASTER, DN9 3BF

Blaxton 0.5 miles, Finningley 1.5 miles, Doncaster 7 miles
(distances approximate)

A VERSATILE BLOCK OF ARABLE AND PERMANENT PASTURE
ENCLOSED BY MATURE SHELTERBELT WOODLAND, EXTENDING TO
APPROXIMATELY 205.85 ACRES (83.31 HA). THE LAND FALLS WITHIN
A RING-FENCE AND HAS EXTENSIVE ROAD FRONTAGE TO THORNE
ROAD (A614) AND WROOT ROAD.

About 205.85 acres (83.31 ha)

FOR SALE FREEHOLD WITH VACANT POSSESSION



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Offices also at:

Alnwick
Tel: 01665 568310

Barnard Castle
Tel: 01833 637000

Chester-le-Street
Tel: 0191 303 9540

Colburn
Tel: 01748 897610

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120



Description

The land extends in total to approximately 205.85 acres (83.31 ha), comprising 65.83 acres of arable land, 73.96 acres of permanent pasture and 66.06 acres of mature mixed species shelterbelt woodland and natural ponds. The land falls within a ring-fence and benefits from extensive road frontage to Thorne Road (A614) and Wroot Road.

The land is classified as Grade 3 by the DEFRA Land Classification Scheme with sandy loam soils, capable of cereal cropping and grassland production. The land has historically been reclaimed to a high standard following excavation works approximately 40 years ago.

The land is enclosed by a combination of hedges and mature woodland and is topographically level with a height above sea level of approximately 5-8 metres.

The arable land is currently sown to a mixture of short-term grass leys and spring crops. The grassland comprises a combination of productive and unimproved permanent pasture. A five-year cropping schedule is available upon request from the Selling Agent.

Basic Payment Scheme (BPS)

The land is registered on the Rural Land Register although no Basic Payment Scheme (BPS) Entitlements are included within the sale. The 2023 Basic Payment Scheme claim is reserved to the vendor.

Stewardship Schemes

The land is not registered under any environmental or countryside stewardship schemes.

Nitrate Vulnerable Zones

The land falls within a Nitrate Vulnerable Zone (NVZ).

Designations

We are not aware of any environmental or historic designations.

Field No.	Arable	Grassland	Woodland	Other	Total (ha)	Total (ac)
7393	9.61				9.61	23.75
7444	3.23	0.04		0.11	3.37	8.34
7934			0.43		0.43	1.07
9251			0.84		0.84	2.06
6733		0.53			0.53	1.31
6932			0.18		0.18	0.45
6951			0.39		0.39	0.96
7653		2.71			2.71	6.69
8207			3.79		3.79	9.35
9528		10.70			10.70	26.44
9903			3.28		3.28	8.09
0147			1.68		1.68	4.15
0334		7.80			7.80	19.28
1757	13.80				13.80	34.10
3880			11.57	0.33	11.90	29.40
4044		8.16			8.16	20.16
4767			0.12		0.12	0.30
6057			0.42		0.42	1.04
1929			0.15		0.15	0.36
2208			0.29		0.29	0.71
6508				0.04	0.04	0.09
-				3.14	3.14	7.76
TOTAL	26.64	29.93	23.13	3.61	83.31	205.85

Planning

The land is located within a Countryside Policy Area within the Doncaster Local Plan. The Doncaster LPA define this area as “outside of the Green Belt and beyond defined ‘Development Limits’. Proposals for new development within the Countryside Policy Area, including those which support the rural economy, will be supported when in accordance with Policy 25”.





Method of Sale

The land is offered for sale by private treaty as a whole. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded.

Tenure

The property is to be sold Freehold with vacant possession on legal completion. The land is registered with HM Land Registry under Title Number SYK295238.

Sporting Rights

The sporting rights are excluded from the sale in so far as they are owned.

Mineral Rights

The mineral rights are excluded from the sale in so far as they are owned.

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

Restrictive Covenants, Condition of Sale / Development Clawback Coverage

The land is sold subject to an existing development clawback provision. Further details are available upon request from the Selling Agent.

Services

There are no services to the land although mains water and electric are available within the vicinity.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks on the transfer plan.

Early Entry

The vendor may provide the purchaser early entry to the land following the completion of the 2023 harvest, subject to contract.

Local authority

Doncaster Metropolitan Borough Council
Civic Office, Waterdale, Doncaster DN1 3BU
Tel: 01302 736000

Guide price

Offers over £1,000,000.

VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Ingoing Valuation

In addition to the purchase price the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and invoice costs of seeds, fertilisers and sprays applied plus enhancement value if applicable.

Directions

The land is situated approximately half a mile to the North of Blaxton and 7 miles East of Doncaster. The land benefits from extensive road frontage to Thorne Road (A614) / Wroot Road within 3 miles of the M18.

What3Words: ///wiggling.origin.froze

Viewing

By appointment through the Selling Agents GSC Grays, 15-17 High Street, Boroughbridge, Tel: 01423 590500

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Agents.

Condition of Sale

Purchase Price & Deposit: Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

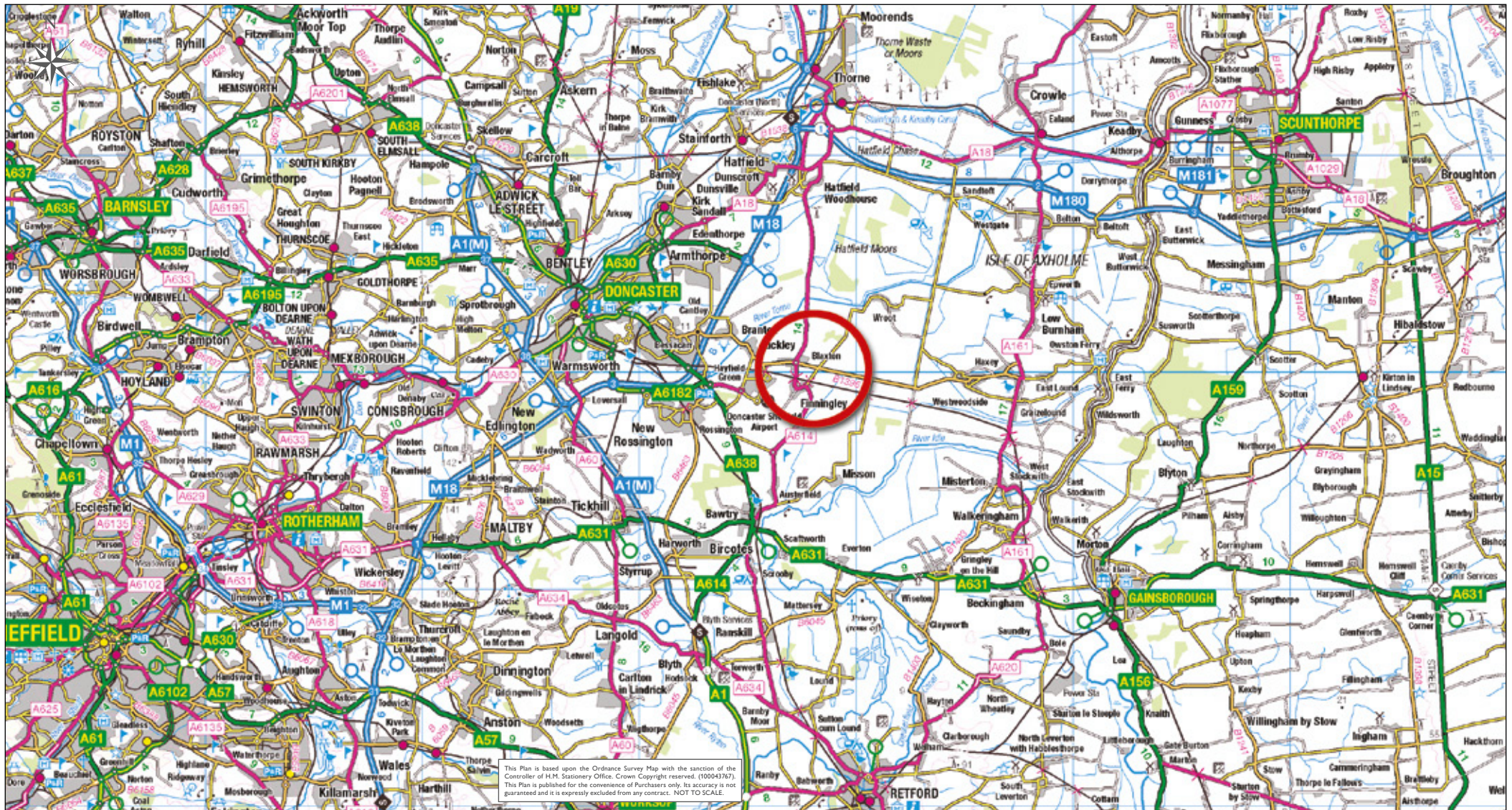
Solicitors

Knights Solicitors
14 Commercial St, Sheffield, S1 2AT
Tel: 0114 276 5555





This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: September 2023

Photographs taken: September 2023

