

**Approximately 11 Acres Agricultural Land (with barn)
Sandtoft Road, Epworth DN9 1LB**

- Level topography with good access • Services connected/available •
- In an area of residential planning approvals in connection with agriculture •

SITUATION

The field enclosure is situated on the road from the western fringe of Epworth parish opposite Sandtoft Airfield and about miles south east of the small village of Sandtoft.

DESCRIPTION

Hedged and fenced enclosure of level farm land extending to approximately 11 acres (4.452 h.a.) shown on the Agricultural Land Classification Maps as being Grade II.

The field is laid to grass with 4 bay steel framed and pitched roofed barn/cattle yard (built 2010) measuring 18m x 12m x 4.8m eaves height (216 square metres – 2,300 square feet gross area) approved under planning application ref. PA/2010/0712.

TENURE AND POSSESSION

The land is owned Freehold and is sold with vacant possession.

TENANTRIGHT

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

ACCESS

Access to the land is off Sandtoft Road. There is farm gate entrance at the north east corner.

SERVICES

Mains water inside the gate (with water meter).
Mains electricity is available nearby.

UNDER DRAINAGE

It is understood that the land is underdrained and plans will be made available.

RIGHTS OF WAY

There is right of way of the width of nine feet over and along the east boundary from Sandtoft Road to the adjoining close of land on the south side thereof (this right of way is fenced).

The seller reserves the right of access on foot to the small copes at the rear south edge for anniversary visit to the approved resting place of a family member there interned.

OUTGOINGS

Annual Drainage Rate payable to Doncaster East Internal Drainage Board based on 11 acres (amount paid for current 2020 – 2021 year being £24.42p).

WAYLEAVES AND EASEMENTS

The land is sold subject to reservation of minerals timber and sporting rights, other easements and wayleaves whether mentioned in these particulars or not.

SPORTING AND TIMBER RIGHTS

These are included insofar as they are owned.

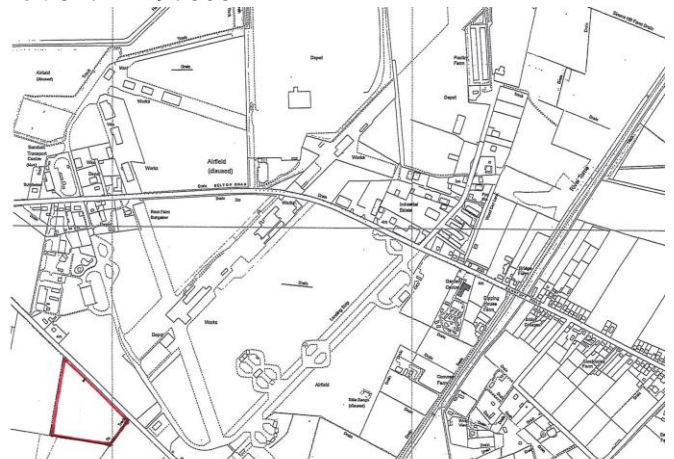
VAT

The sales price(s) is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

LOCAL AUTHORITY

North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

Tel. 01724 297000



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Isle of Axholme
Marketing Coordinator
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Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.