



Land off Poggy Lane, Braithwell, S66 7RJ

Rotherham 7.4 miles Doncaster 7.7 miles

A productive parcel of permanent grassland suitable for agricultural or equestrian purposes

Acreage 6.15 acres (2.49 hectares)

For Sale by Informal Tender

Closing Date 12 Noon Friday 11th October 2024

Guide Price £90,000

Cooper Rural
Home Farm
Wilsic
Doncaster
DN11 9AG

hello@cooperrural.co.uk
01302 574714
www.cooperrural.co.uk





LOCATION & DESCRIPTION

The land off Pogy Lane, Braithwell is situated 7.4 miles east of Rotherham and 7.7 miles southwest of Doncaster, in the county of South Yorkshire. The land is located in a scenic and sought after area and benefits from access via a jointly maintained track from Austwood Lane.

The land is bounded by mature hedgerows on all sides and has been a very productive piece of permanent grassland.

WHAT3WORDS

To find this property location to within 3 meters, download and use What3Words and enter the following 3 words: ///comically.rollover.void

GENERAL INFORMATION

LOCAL AUTHORITY

City of Doncaster Council, Civic Office, Waterdale, Doncaster DN1 3BU. Telephone 01302 736000.

METHOD OF SALE

For sale by Informal Tender. Closing Date is 12 Noon on 11th October 2024

MINERALS & TIMBER

The Mineral Rights and all fallen and standing timber are included in the sale, insofar as they are owned

THIRD PARTY RIGHTS

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Register or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

SERVICES

There are no services to the land and therefore any prospective purchasers are advised to make their own enquiries with the relevant providers.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

STEWARDSHIP & BIODIVERSITY NET GAIN

The land does not form part of any stewardship agreements however there could be an opportunity for it to form part of a Sustainable Farming Incentive or Biodiversity Net Gain scheme.

VIEWINGS

Due to the presence of stock within the field it is requested that access is organised through the selling agent. No dogs are permitted during viewings with no exceptions.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

Should anyone wishing to view who has stock themselves, it is required that they observe usual biosecurity standards whereby footwear should be disinfected prior to viewing.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations (as amended) we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.

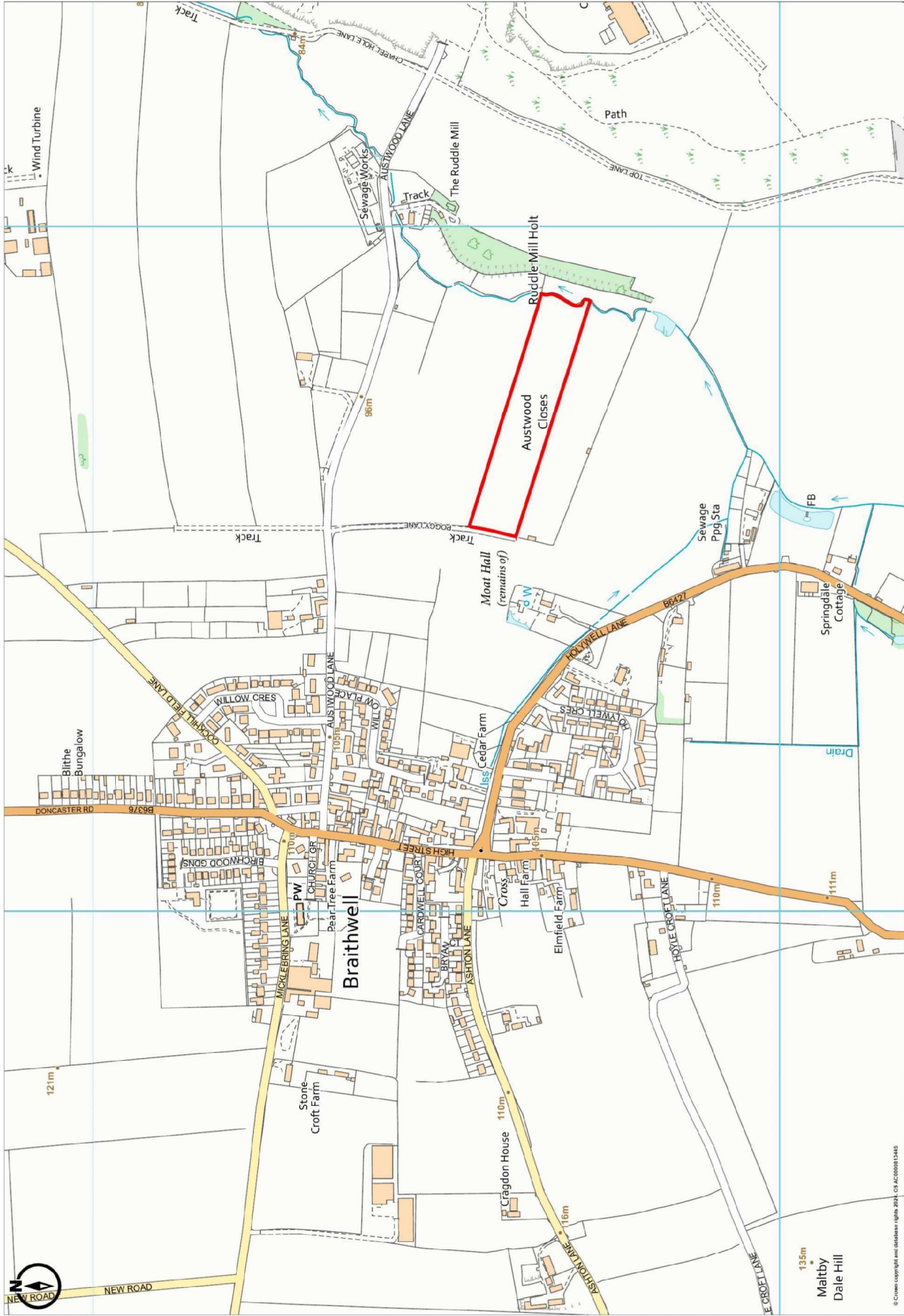
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Any potential purchaser should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness. Neither the vendor, or Cooper Rural accept any responsibility for any error contained in these particulars. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. The land is offered for sale by Informal Tender and offers should be submitted on the prescribed Tender Form, available from the Cooper Rural. 5. The subjects are sold together with and subject to all existing rights of way, wayleaves and other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



Land off Poggy Lane, Braithwell



Tender Form

6.15 ACRES OF LAND OFF POGGY LANE, BRAITHWELL, S66 7RJ

Tender Date: 12 Noon Friday 11th October 2024

I/We (insert full name(s))

Of (full postal address)

.....

.....

Post Code Contact

Telephone No(s)/Mobile

Contact Email(s)

Hereby offer the following fixed sum to purchase (Subject to Contract) 6.15 acres of land off Pogy Lane, Braithwell, S66 7RJ as described in the Particulars of Sale prepared by Cooper Rural.

£

I/We understand and confirm as follows:

- That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.
- That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
- Proof of funds will be provided as required.

In order to complete the purchase the following applies (please tick all that apply):

- Subject to sale of existing property Yes/No
- Cash funds are available Yes/No
- Borrowing will be required Yes/No

The Solicitor who will be acting on my/our behalf is:

Name:

Firm:

Please bear in mind the following when preparing the tender

- The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s) and have the reference "Land off Pogy Lane" clearly marked.
- Submission of a tender does not constitute any part of a contract.
- We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
- Please return to Cooper Rural, Home Farm, Wilsic, Doncaster, DN11 9AG by 12 noon on Friday 11th October 2024.

Signed: Date:.....

Cooper Rural
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Wilsic
Doncaster
DN11 9AG

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