



## Land off Bawtry Road (A614), Bawtry, DN10 6QL

Doncaster 9 miles Worksop 10 miles

A parcel of grassland on the fringe of Bawtry suitable for agricultural or equestrian purposes

Acreage 3.82 acres (1.55 hectares) or thereabouts

For Sale by Informal Tender

Closing Date 12 Noon Friday 10<sup>th</sup> April 2026

Guide Price Offers Over £35,000

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Cooper Rural  
Home Farm  
Wilsic  
Doncaster  
DN11 9AG

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01302 574714  
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### LOCATION & DESCRIPTION

The land off Bawtry Road lies on the north-eastern fringe of the market town of Bawtry. Bawtry itself is situated 9 miles south-east of Doncaster and 10 miles north-east of Worksop, in the County of South Yorkshire. The land is located in a scenic and sought after area and benefits from access directly from Bawtry Road (the A614).

The land could be suitable for equine purposes once fenced.

### SERVICES

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.

### DRAINAGE RATES

The property is partly within the Isle of Axholme and North Nottinghamshire Water Level Management Board Area therefore drainage rates will be payable.

### LOCAL AUTHORITY

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

<https://www.doncaster.gov.uk/>

### THIRD PARTY RIGHTS

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

### 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.

### WHAT3WORDS

To find this property location to within 3 meters, download and use What3Words and enter the following 3 words: ///rides.outgrown.rentals

### VIEWINGS

Viewings are permitted at any reasonable daylight hour, in possession of a copy of these sales particulars.

### HEALTH & SAFETY

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

### METHOD OF SALE

For sale by Informal Tender. Closing Date is 12 Noon on Friday 10<sup>th</sup> April 2026.

### 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.

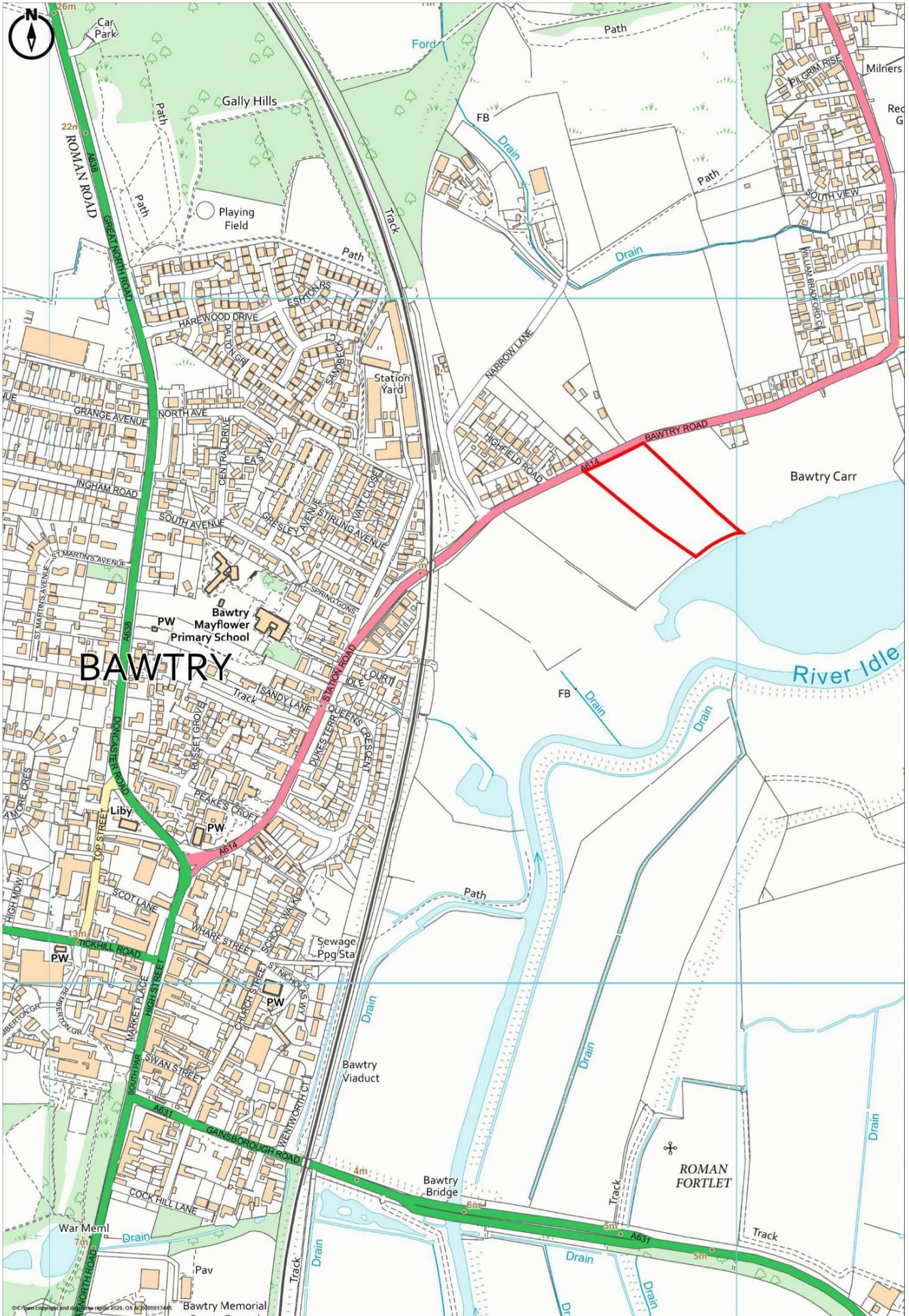
Failure to provide required identification may result in an offer not being considered.

#### 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 Bawtry Road, Bawtry



# Tender Form

3.82 ACRES OF LAND OFF BAWTRY ROAD, BAWTRY, DN10 6QL

Tender Date: 12 Noon Friday 10<sup>th</sup> April 2026

I/We (insert full name(s)) .....

Of (full postal address) .....

.....

.....

Post Code .....

Telephone No(s)/Mobile .....

Contact Email(s) .....

Hereby offer the following fixed sum to purchase (Subject to Contract) 3.82 acres of land off Bawtry Road, Bawtry, DN10 6QL 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 Bawtry Road" 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 10<sup>th</sup> April 2026.

Signed: .....

Date:.....

Cooper Rural  
Home Farm  
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