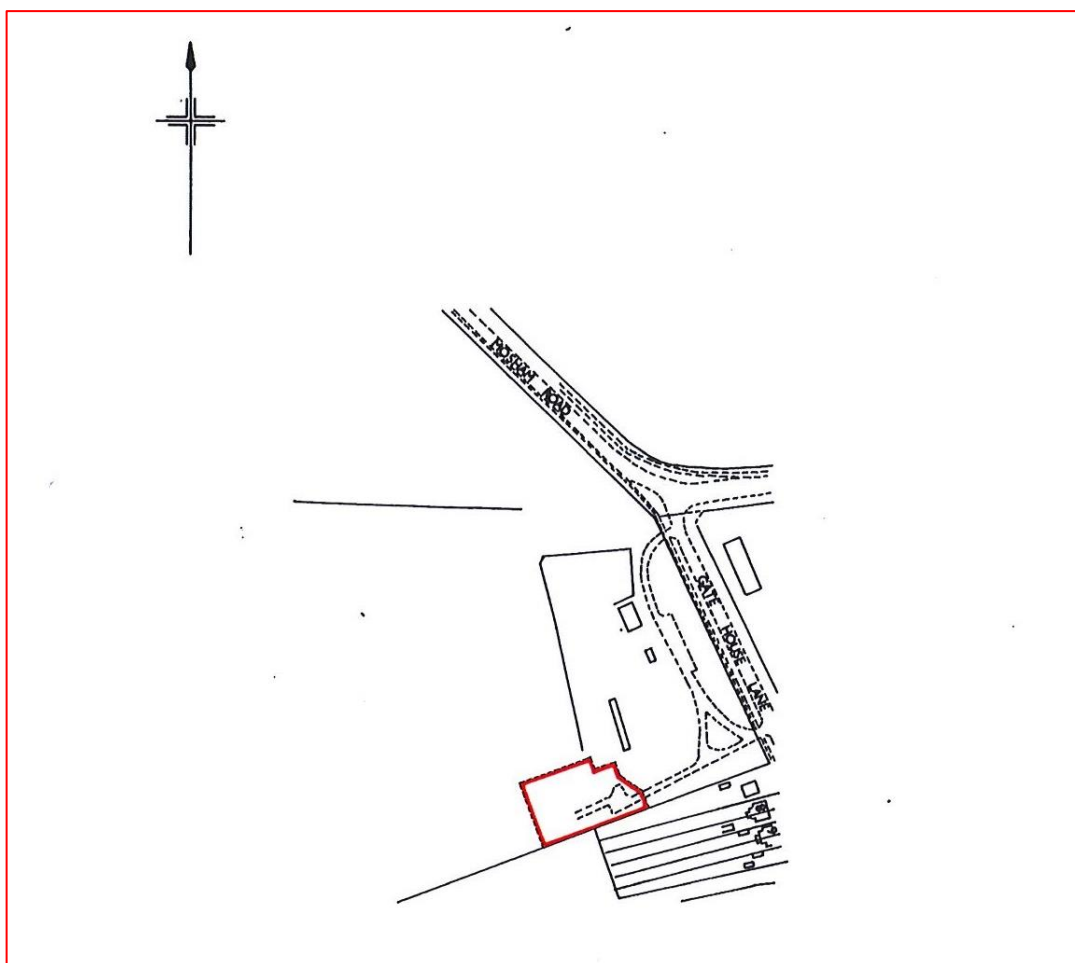


Town & Country
Property Agents

**GRICE &
HUNTER**

Chartered Surveyors
Est 1924



**BUILDER'S YARD EXTENDING TO ABOUT
0.40 Acres (0.16 Hectares)**

**Located off
GATE HOUSE LANE, AUCKLEY,
DONCASTER, DN9 3EJ**

FOR SALE by INFORMAL TENDER

Tenders in the prescribed form to be deposited at the Agent's
Haxey Office by 12 noon Friday 29th March 2019

GUIDE PRICE £40,000



LOCATION

The land is located about 6 miles south east of Doncaster town centre just off the B1396. The land is located on the south west side of Gate House Lane, between Mosham Road and Doncaster Sheffield Airport. The land is about 2 miles to the north east of the A638 and Junction 3 of the M18 motorway is about 5 miles.

DESCRIPTION

A parcel of land extending to about 0.4 acres (0.16 hectares) which has been used as a builder's yard.

There is a detached open fronted concrete block building (about 11.2m x 5.8m). The land is set back from the road and is accessed via two metal gates.

The containers on site are not included in the sale.

OUTGOINGS

Rateable Value – store and premises £960.00.

TENURE

Freehold with vacant possession.

METHOD OF SALE

The land is offered for sale by Informal Tender.

- Submit all offers in writing in a sealed envelope – clearly marked with the property's address.
- The offer is to be submitted subject to contract only.
- Any offers sent by facsimile or email will not be considered.
- The vendor reserves the right not to accept the highest or any offer made.
- The offer submitted must be a simple final offer. It must not include terminology offering to bid a certain sum above another party's offer, etc.
- No claims for dilapidations, deterioration or any other offset will be accepted or allowances made.
- The closing date for tenders is 12 noon Friday 29th March 2019. All tenders to be sent to Grice & Hunter, 15 Low Street, Haxey, Doncaster, DN9 2LA.

DEVELOPMENT CLAWBACK

The vendors will reserve a 25% clawback of any increase in value resulting from the grant of planning permission for residential use, for a period of 25 years.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all the existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Access to the land is via a right of way from Gate House Lane. There is also a right of way passing through the land.

PLANS AND AREAS

Plans for illustration purposes only and not to scale. Not intended to depict exact site boundaries. Site area is an approximate estimation.

VIEWING

By prior appointment with the selling agents 01427 752292.

Please note the site is a working builder's yard which can be potentially hazardous. The site is overgrown and not suitable for children.



TENDER FORM IS ON PAGE 4 OF THIS BROCHURE

FORM OF TENDER
Subject to Contract



**TENDER FOR BUILDER'S YARD AT
GATE HOUSE LANE, AUCKLEY
TO BE RETURNED TO:**

**Grice & Hunter, 15 LowStreet, Haxey, Nr Doncaster, DN9 2LA
By 12 NOON Friday 29th March 2019**

I (name)

of (address)

Telephone No

E-Mail

I/We*, the undersigned, having read the general details and conditions of Tender relating to the sale of the land hereby make an offer to purchase the same in accordance with the Conditions of Tender.

£ (in words)

I/we agree to abide by the provisions of this invitation to tender and, in the event of this offer being accepted, to complete the purchase of the land in accordance with the written conditions of tender and in accordance with the general conditions of sale incorporated in the Law Society's Standard Conditions of Sale as amended by any special conditions.

1. I/We* have inspected the land and have submitted this Tender and will purchase the land with full knowledge of its actual state and condition and as it stands and:-
2. I/We* have submitted this Tender solely as a result of my/our inspection and on the basis of the Terms referred to in the Tender documents and not in reliance upon any representation, warranty or guarantee, either written or implied, made by or on behalf of the Seller.
3. I/We* are cash buyers or finance will be by borrowing from: (name and address of Banker)
.....
4. My/our Tender is/is not dependant upon the sale of other property.

Signed by:

Date:

My/our Solicitors are:

** Delete as appropriate*

15 Low Street, Haxey,
Near Doncaster DN9 2LA
Tel: (01427) 752292
Fax: (01427) 754631
haxey@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
Fax: (01302) 342942
doncaster@gricehunter.co.uk

20 Oswald Road,
Scunthorpe DN15 7QJ
Tel: (01724) 866261
Fax: (01724) 853664
scunthorpe@gricehunter.co.uk

23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
Fax: (01427) 873011
epworth@gricehunter.co.uk

The Property Misdescriptions Act 1991

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.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

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.