

Town & Country
Property Agents

**GRICE &
HUNTER**

Chartered Surveyors
Est 1924



**AGRICULTURAL LAND AT
MOOR ROAD
THORNE
DN8**

An arable field extending to approximately 7.69 acres (3.11 h.a.)

The land has frontage (eastern) to Moor Road



PRICE GUIDE: £75,000



Website: www.gricehunter.co.uk

DESCRIPTION

On the Agricultural Land Classification Map the subject land is shown as being of Grade III quality.

The Soil Survey Map of England and Wales describes conditions in this area as slowly permeable seasonally waterlogged stoneless clayey and fine loamy over clayey soils. Some similar coarse loamy over clayey soils.

SINGLE PAYMENT SCHEME

No entitlements are included in the sale.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to any rights of way, reservation of minerals, water drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

OCCUPATION

The land is currently occupied under the terms of a Farm Business Tenancy which, we are informed, expires in September 2019.

DRAINAGE RATES

Doncaster East Internal Drainage Board inform us that the drainage rates for 2019/2020 are £14.44.

VIEWING

The site is readily visible from the roadside. Please do not walk on the land (without prior arrangements).



Plan is for identification purposes only and is not to scale. It does not depict exact site boundaries.

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

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.