



Land at Owston

Doncaster, South Yorkshire

Carter Jonas

Land at Owston
Doncaster
South Yorkshire
DN5 OLP

A useful parcel of productive
arable land together with
pasture and woodland offering
potential for environmental
and habitat enhancement.

In all extending to 116.25 acres (47.04
hectares).

For sale by private treaty as a whole or in up
to two lots.

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Location

The land at Owston is situated to the east of the village of Carcroft, approximately 2 miles south of the town of Askern and 6 miles north of the city of Doncaster. The A1 is situated approximately 5 miles to the west thereby providing connections to the national road network.

Land

Lot 1 - A productive block of arable land extending to 41.73 acres (16.89 hectares) which is currently farmed as part of an arable cropping rotation. The land benefits from good road frontage with access taken directly from Askern Road (B1220).

Lot 2 - A parcel of grassland extending to 7.89 acres (3.19 hectares) together with a parcel of mature woodland extending to 16.73 acres (6.77 hectares). Lot 2 benefits from good road frontage with access taken directly from the Doncaster Road (A19).

Lot 3 - A ring-fenced parcel of productive agricultural land predominantly extending in all to approximately 49.90 acres (20.19 hectares). The land is farmed predominantly as part of a combinable cropping rotation and comprises approximately 49.28 acres (19.94 hectares) of arable land and approximately 0.62 acres (0.25 hectares) of mature woodland. The land benefits from good road frontage to the A19 and the unclassified minor public highway known as Holme Lane which provide access to the northern and southern land parcels respectively.

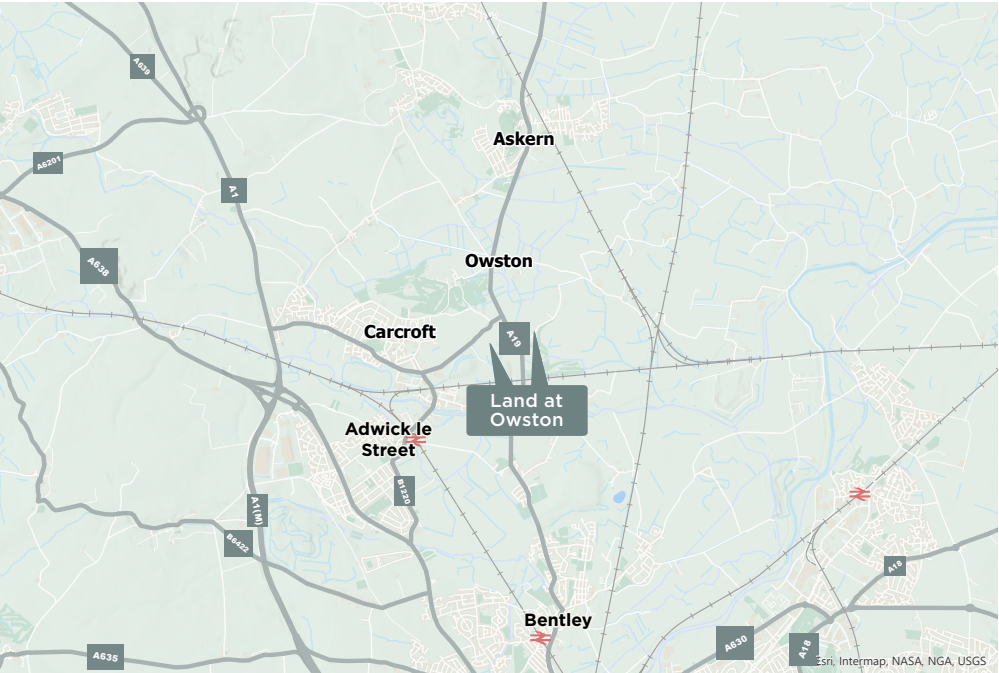
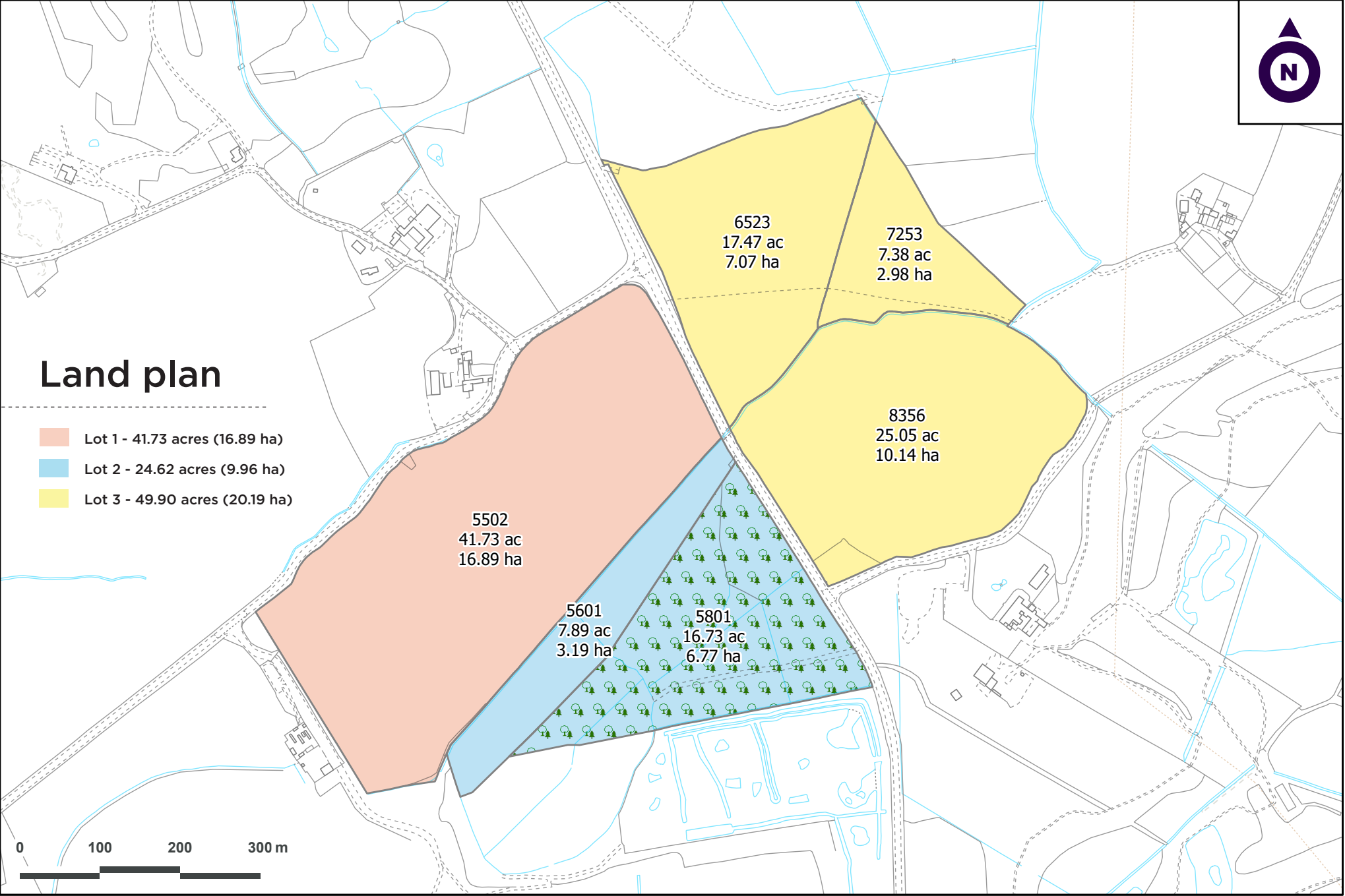
The land is all classed as being Grade 3 under the former MAFF Land Classification Series.

The underlying soil type is classed as being part of the Foggathorpe 2 soil series which is described as a slowly permeable stoneless clayey and fine loamy over clayey soil and suited to cereals and grassland with stock rearing.

The land benefits from a well-maintained drainage scheme which outfalls to Common Drain with drainage rates payable to Danvm Drainage Commissioners IDB.

The land is generally level and situated at approximately 5 metres above sea level.

The grassland and woodland provide an excellent opportunity for amenity use or environmental/habitat enhancement subject to any necessary consents.



Method of Sale

The property is offered for sale by private treaty as a whole or in up to 3 lots. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent.

Tenure & Possession

The freehold of the Property is offered for sale with the benefit of vacant possession on completion.

Basic Payment Scheme

The land has been registered on the Rural Land Register and all de-linked payments will be retained by the Vendor.

Environmental Schemes

The land is included in the following schemes:

Sustainable Farming Incentive (SFI) Scheme due to terminate 31st May 2027.

Countryside Stewardship (Mid-Tier) Scheme due to terminate 31st December 2027.

Both Agreements incorporate land that falls outside of this sale. Further information is available from the selling agents.

Designations

The land is situated within a surface water Nitrate Vulnerable Zone (NVZ).

Drainage

The Land at Owston is drained with drainage rates payable to Danvm Drainage Commissioners Internal Drainage Board (IDB).

Ingoing

The purchaser(s) will be obliged to take over and pay for all growing crops, including cultivations, seeds, fertilisers, sprays, lime, new leys and acts of husbandry at cost or market value (whichever is higher) where applicable.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Sporting Timber

The sporting rights are included in the sale in so far as they are owned.

Mineral Rights

With the exception of the north-eastern extent of Lot 1, the mineral rights are reserved to a third party and are excluded from the sale.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Local Authority

Doncaster Metropolitan Borough Council (www.doncaster.gov.uk)

Viewings

Parties are permitted to view the land on foot and during reasonable daylight hours having first expressed their intent to do so with the selling agents.

Health & Safety

Parties are reminded to be as vigilant as possible when making an inspection and be aware of potential hazards including open ditches and drains. Parties viewing the property do so, entirely at their own risk.

Directions

Travelling southbound on the A1, take the exit signposted Skellow and Adiwck-le-Street. Proceed along Hampole Balk Lane (B1220) travelling through the villages of Skellow and Carcroft. At the traffic lights in Carcroft continue onto Askern Road and the

land is situated on the right hand side at the T-junction with the A19.

Travelling northbound: Leave the A1(M) at Junction 38 and take the A638 towards Doncaster. Follow signs for Adwick le Street and continue through the village turning left onto Church Lane before continuing for a further mile and turning right onto Askern Road (B1220). After approximately 1 mile the land is located on the right hand side

SAT NAV: DN5 0LP.



Lot 1 ///recap.glides.aimed

Lot 2 ///airliners.olive.increased

Lot 3 (A19) ///corrects.onion.influencing

Lot 3 (Holme Lane) ///hurricane.bride.lucky

Harrogate

07768 658217 | Sam.Johnson@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

Important Information

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