

FOR SALE BY INFORMAL TENDER

*An exceptional opportunity to acquire 10.26 hectares
(25.34 acres) of grazing land divided into four parcels on
the outskirts of Ecclesfield*



Elliot Lane, Whitley, Sheffield

GUIDE PRICE: £200,000 - £250,000

TENDER CLOSING DATE : THURSDAY NOON 3RD NOVEMBER 2022

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

**VIEWING AT ANY REASONABLE TIME IN POSSESSION OF THESE
PARTICULARS**

01226 299 221 | agricultural@wilbys.net

Land at Elliot Lane

Location

The land is situated off Elliot Lane/Whitley Lane, Grenoside to the south of Barnsley and north of Sheffield.

Land Classification

The land is classified as being Grade 3 on the Provisional Agricultural Classification Maps as published by the Ministry of Agriculture Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being "Dale" with their characteristics described as "slowly permeable seasonally waterlogged clayed, fine loamy over clayey and fine silty soils on soft rock, often stoneless", suitable for "dairying on permanent and short term grassland; some cereals and coniferous woodland",

Tenure & Possession

The land is to be sold freehold with vacant possession

Services

We are not aware of any services connected to the property and would advise all potential purchasers to make their own enquiries as to their availability.

Wayleaves, Easements & Public Rights of Way

The land will be sold subject to any existing wayleaves, easements & public rights of way.

A Section 31 declaration of ownership has been recorded demonstrating that the vendor has no intention to dedicate any further public rights of way routes other than the ones existing.

Local Authority

Sheffield City Council, PO Box 1283, Sheffield, S1 1UJ

Viewing

At any reasonable time in possession of these particulars.

Guide Price

£200,000 - £250,000

Contribution to Legal Fees

The purchaser will be required to make a contribution towards the vendors legal/agent fees of up to £1,000 plus VAT

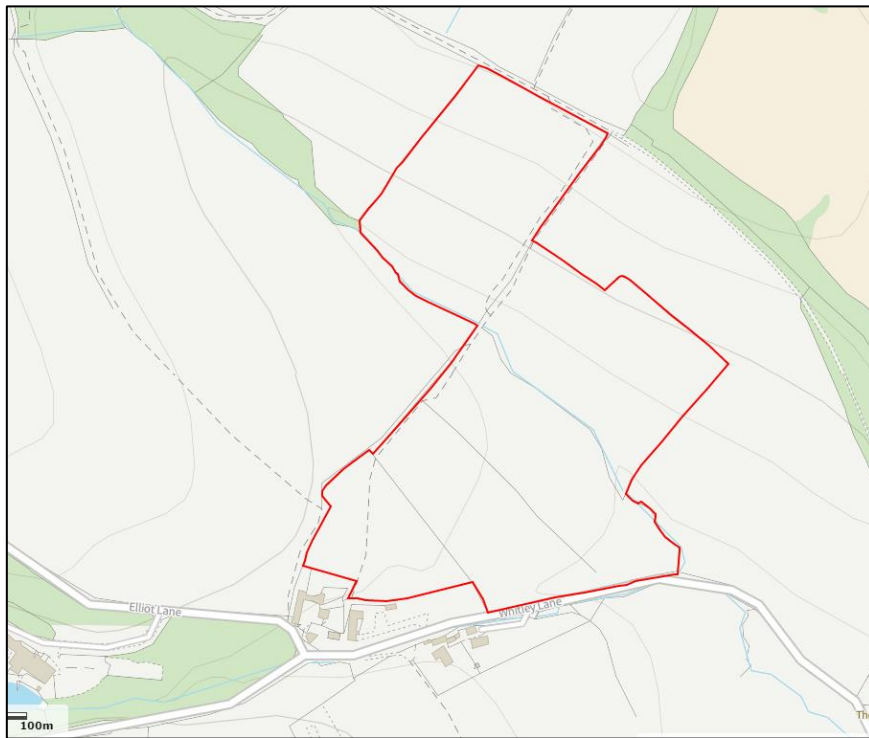
Method of Sale

The land is offered for sale by informal tender and the closing date for tenders is set for 12 noon Thursday 3rd November 2022 (unless previously sold).

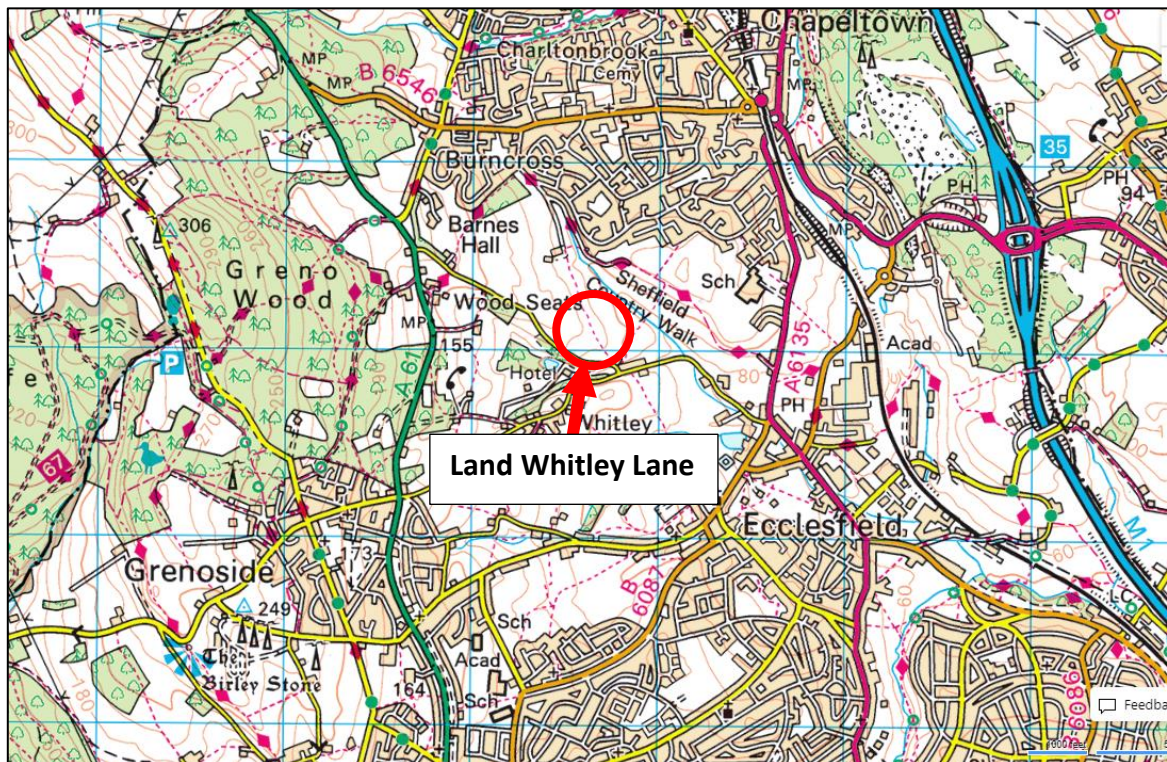
The following points particularly apply:

1. Tenders should be submitted, by the due date, in writing on a tender form in a sealed envelope clearly marked "Elliot Lane Tender".
2. Tenders must be for a precise sum in pounds Sterling and it is advised that tenders should be for an "odd figure" to avoid the possibility of identical bids.
3. No tender will be considered which is only calculable by reference to another tender.
4. Tenderers should state whether their offers are for cash, or whether they are dependent upon borrowing or upon the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
5. Letters of tender should include the full names, address and telephone number of the proposed Purchaser, together with the name, address and telephone number of the proposed Purchaser's solicitors.
6. The Vendors reserve the right not to accept the highest or any specific tender and all tenders are to be submitted and received on a Subject to Contract basis.
7. If a receipt is required, please write your name and address on the back of the envelope and a receipt will be forwarded to you.
8. 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). This is to comply with current Anti -Money Laundering legislation. Only tenders submitted in this way will be accepted. All tenders will remain unopened until after 12 noon on Tender day.

Site Plan



Location Plan



TENDER APPLICATION FORM
LAND AT ELLIOT LANE, GRENOSIDE, SHEFFIELD
SUBJECT TO CONTRACT

I/We

of

.....

Tel: Email:

Offer the sum for the land as identified in the sales particulars attached hereto:

The Whole: Approx. 10.26 hectares (25.34 acres) or thereabouts.

I/We confirm that we are able to exchange contracts within 28 days of our offer being accepted.

Funding

Please complete either 1 or 2, and 3:

1. I am/We are cash buyers.

2. I/We will be borrowing finances from:

Name & Address of Bank

.....

3. My/Our tender is/is not dependant on the sale of other property (Delete as appropriate)

Name & Address of Solicitors

.....

It is accepted the Vendor reserves the right to accept or refuse any offer and will not be bound by the highest or any offer.

Signed Date

RETURN IN A SEALED ENVELOPE MARKED 'ELLIOT LANE TENDER'
TO MESSRS WILBYS BY 12:00 NOON THURSDAY 3RD NOVEMBER 2022



IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
2. All rents and prices quoted are exclusive of V.A.T., unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location plans, if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. Items in photographs, where provided, are not necessarily included in the disposal.
6. Wilbys have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.
8. Wilbys and their Vendors reserve the right to offer any lot in whatever order they feel fit and to remove any lot from the auction at anytime without prior notification

