



LAND AT WALKWORTH FARM

DROPPINGWELL ROAD, KIMBERWORTH, SOUTH YORKSHIRE S61 2RB

OFFERS IN THE REGION OF £675,000



Wilbys Chartered Surveyors
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Land At Walkworth Farm

Droppingwell Road, Kimberworth

Prime accommodation land, extending to 27.89 hectares (69.46 acres) or thereabouts being arable/grass land situated at Kimberworth, Rotherham.

Location and Directions:

The land is quietly located on the edge of Kimberworth, South Yorkshire. Approximately 2 miles north-west of Rotherham and 5 miles north-east of Sheffield, 2.5 miles from the M1 Motorway, Junction 34.

Nearest Postcode: S61 2RB

What3Words: ///tree.rods.deals (access track)

Tenure & Possession:

The land is offered for sale freehold and with vacant possession upon completion.

The Land:

The land is arranged in one block, and benefits from good gated access via Droppingwell Road.



Well drained this production land and is mainly in arable rotation, with areas of grassland and woodland. There is an area of copse that surrounds a pond which attracts wildlife throughout the autumn and winter.

Soil Type:

The fields are a mixture of productive Grade 3 and 4 arable land that slopes gently and is west-facing.

Wayleaves, Easements and Rights of Way:

The property is offered, subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage or water, electricity supplies and other rights and obligations, easements, quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.



Local Authority:

Rotherham Metropolitan Borough Council.
Borough Council, Riverside House, Main Street,
Rotherham, S60 1AE

Agri-Environment Schemes:

The land is registered with the Rural Payments and BPS has previously been claimed. It is not currently within any Agri-Environment scheme.

Viewing:

Strictly by appointment with the vendor agents.

Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.



Plans:

The enclosed plans are based on the Ordnance survey and have been prepared for identification purposes only.

Overage Provision:

The sale of the land will be subject to an overage provision whereby the Vendor reserved 25% of any uplift in value for a period of 40 years as a result of obtaining planning permission for alternative uses. The overage does not include the erection of buildings for agricultural or equestrian use.

Services:

We would advise all potential purchasers to make their own enquiries as to the suitability and availability of the services.

Boundaries, Plans, Areas, Schedules and Disputes:

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

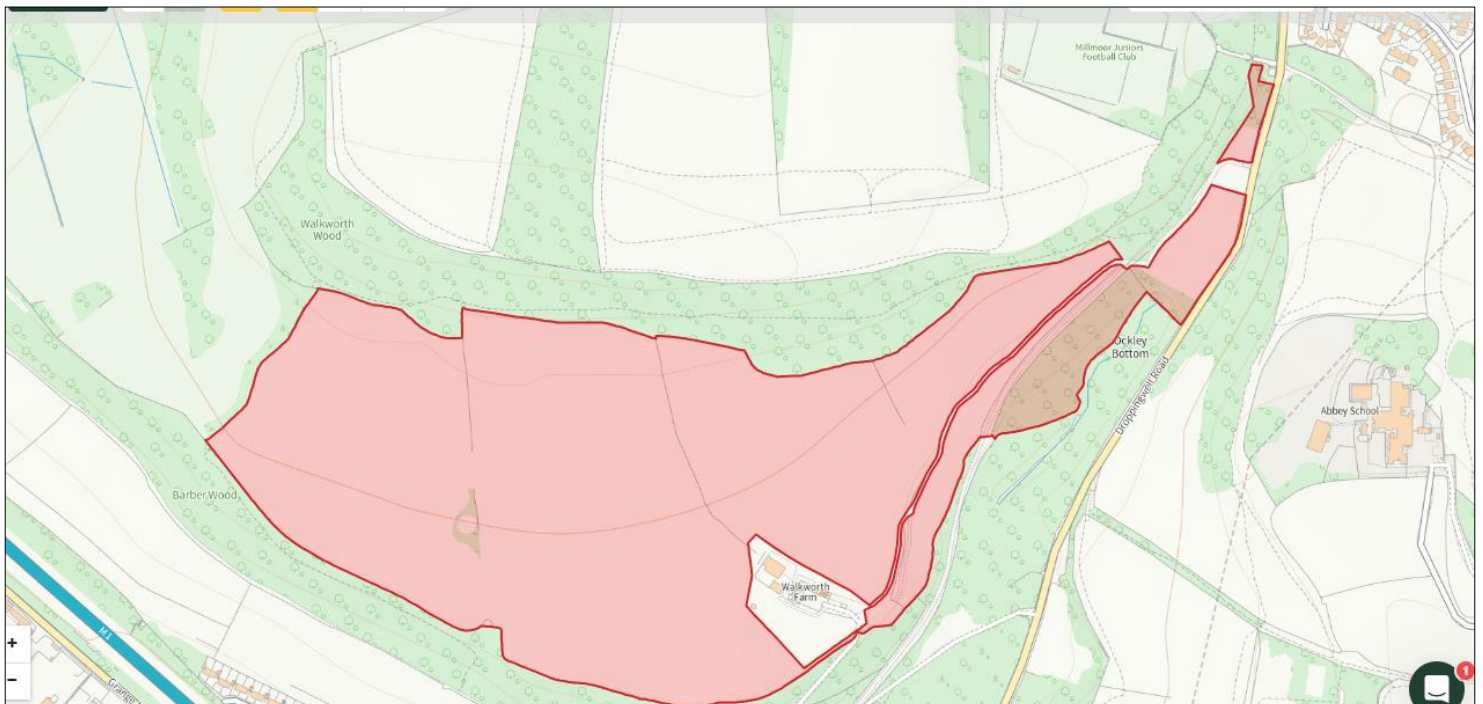
Measurements & Other Information:

All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

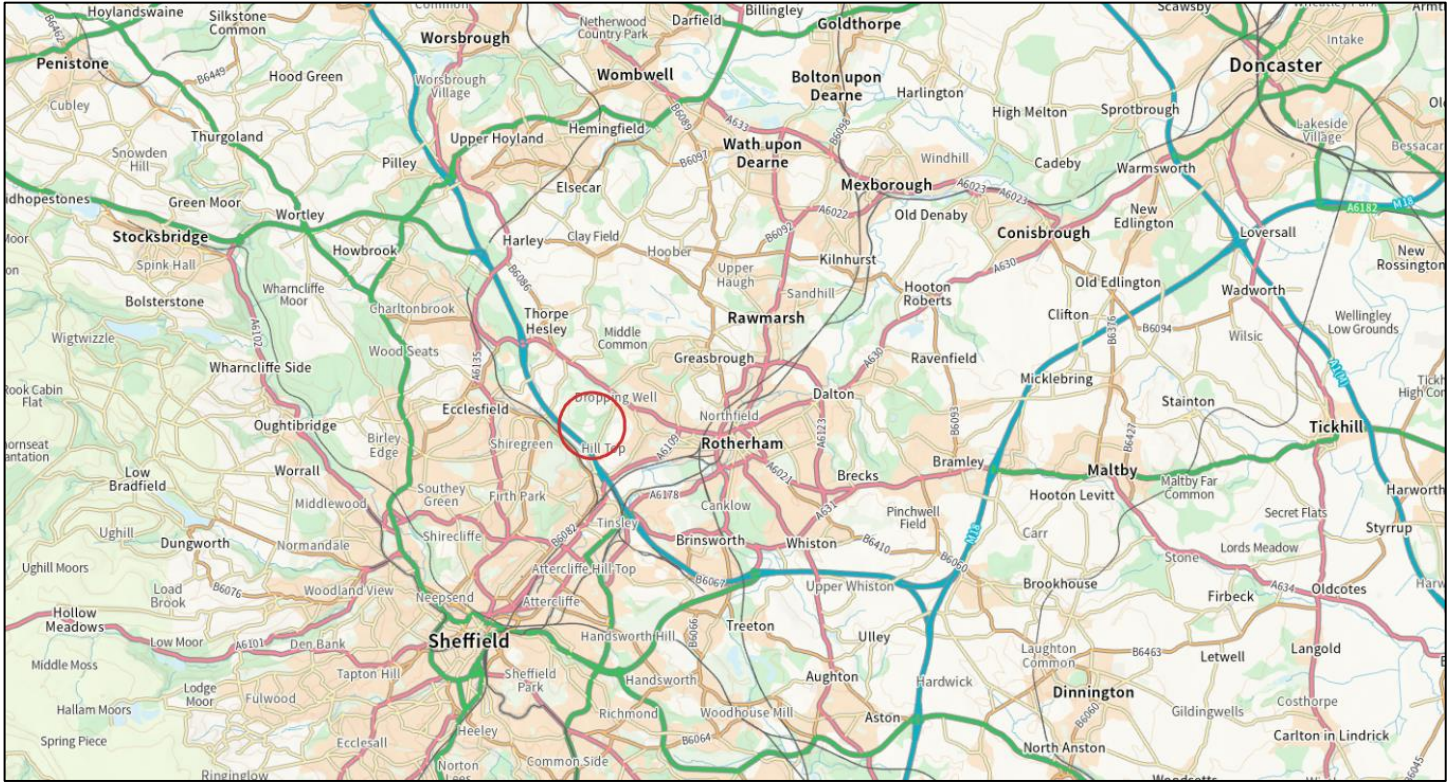
Money Laundering Regulations:

To proceed with a sale, we will need confirmation of Identity and Proof of address of any potential purchasers.

For all enquiries please contact Wilbys on **01226 299221** or **agricultural@wilbys.net**



Location Plan:



Important Notices:

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.

All rents and prices quoted are exclusive of VAT, unless otherwise stated.

All measurements, areas and distances quoted are approximate only.

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.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

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 solicitor.

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.



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