

Land at Dungworth Sheffield

Land at , Dungworth, Bradfield, Sheffield, South Yorkshire, S6 6HE

The land at Dungworth extends in total to approximately 65.50 acres (26.53 ha) of grassland, available in five lots, in a rural yet commutable area.

For Sale by Auction at 3pm on 26th September 2022 at The Agricultural Business Centre, Bakewell, DE45 1AH

GUIDE PRICE: **See notes after the description**

Location:

The land is situated on the outskirts of the hamlet of Dungworth, just 7.0 miles from Sheffield city centre, yet set in open countryside. Nearby villages and towns also include High Bradfield to the north (2.6 miles), Bamford to the south west (9.2 miles) and Penistone to the north (11.4 miles). There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area.

Directions:

From the centre of Sheffield, head north west out on the A61. At Owlerton, bear left at the traffic lights, and then bear left again at the roundabout. Keep in the left hand lane for approx. 0.6 miles before turning left onto Stannington Road B6076. Continue along that road for approx. 3.5 miles, passing through the village of Stannington, before turning left onto Syke House Lane. Lots 4 and 5 can be found on the right hand side, indicated by our 'For Sale' boards. Follow the lane to the junction and turn right onto Game Lane, the shared entrance, named Cow Gap Lane, for Lots 2,3 and 4 can be found on the right hand side. Approx 500 yards further down Game Lane and Lot 1 can be identified by our 'For Sale' board, on the right hand side.

Description:

The land at Dungworth offers an opportunity to purchase blocks of grassland, all suitable for both mowing and grazing

of livestock, in an accessible location. Historically the land has been utilised in an arable rotation which indicates it's productive capacity, but it is also considered that the land would also possess conservation appeal.

Lot 1: 21.95 acres (8.88 hectares):

Shown Blue on the property plan. Offering a productive block of grassland divided into two parcels. Bounded externally and internally by dry stone walling and post and wire fencing, Lot 1 has good roadside access.

Lot 2: 11.59 acres (4.69 hectares):

Shown Red on the property plan. Lot 2 is another sound block of grassland, divided into two paddocks, suitable to both mowing and grazing. externally and internally by dry stone walling, Lot 2 is accessed via Cow Gap Lane

Lot 3: 12.50 acres (5.06 hectares):

Shown Purple on the property plan. This lot is currently down to grassland and suitable for mowing and grazing purposes. Bounded by dry stone walling, the land is gently sloping and divided into two parcels. The access to the land is via Cow Gap Lane.

Lot 4: 16.86 acres (6.82 hectares):

Shown Green on the property plan. A parcel of land, separated into two and suitable for both mowing and grazing. Being bounded by dry stone walling, the access to Lot 4 is accessed via Cow Gap Lane, although a secondary access will be permitted through Syke House Farm to allow ease of management.



Lot 5: 2.69 acres (1.08 hectares):

Shown Blue on the property plan. A smaller parcel of grassland with good access, suitable for both mowing and grazing. The purchaser will be responsible for reinstating the gateway to the vendor's adjoining land.

Guide prices:

Lot 1 £240,000 Lot 2 £130,000
 Lot 3 £140,000 Lot 4 £190,000
 Lot 5 £45,000

Method of Sale:

The land is offered by auction on Monday 26th September at 3.00pm at The Agricultural Business Centre, Bakewell.

Viewings:

Viewings can be undertaken at any reasonable time in daylight hours while in possession of a set of these particulars. Please park considerately.

Services:

Mains water is available, although sub meters will need to be installed at the buyers expense within an agreed timescale. Further details will be in the contract of sale.

Tenure & Possession:

The land is offered freehold and will have vacant possession upon completion.

Basic Payment Scheme:

It is understood that the land is registered with the Rural Payments Agency. Basic Payment Scheme Entitlements are not included.

Agri-Environment Schemes:

We are not aware of any current schemes on the land.

Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist

whether or not they are defined in these particulars. Lot 4 will be granted a right of way through Syke House Farm. Further details will be included within the contract. A public footpath crosses Lot 1 and Lot 4.

Timber and Sporting Rights:

Timber and sporting rights are included as far as they exist, except Lot 1 as it is understood these are reserved.

Vendors solicitors:

Penine Law, Riversdale, 34 Market Street, Hoyland Nether, Barnsley S74 9QR. Tel: 01226 369 600. Reference: William Hoyland

Local and Planning Authority:

Sheffield City Council, Howden House, 1 Union Street, Sheffield S1 2HH

Deposits and Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur on the 28th November 2022, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £400 + VAT (£480 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £300 plus VAT (£360 inc. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

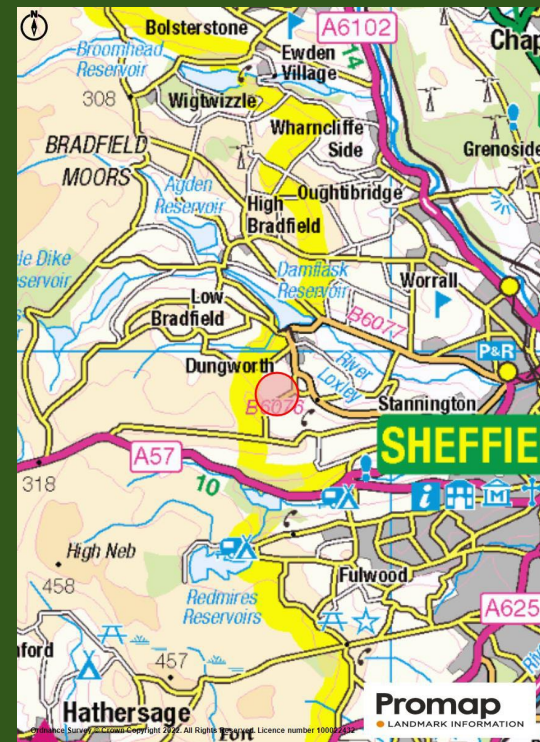
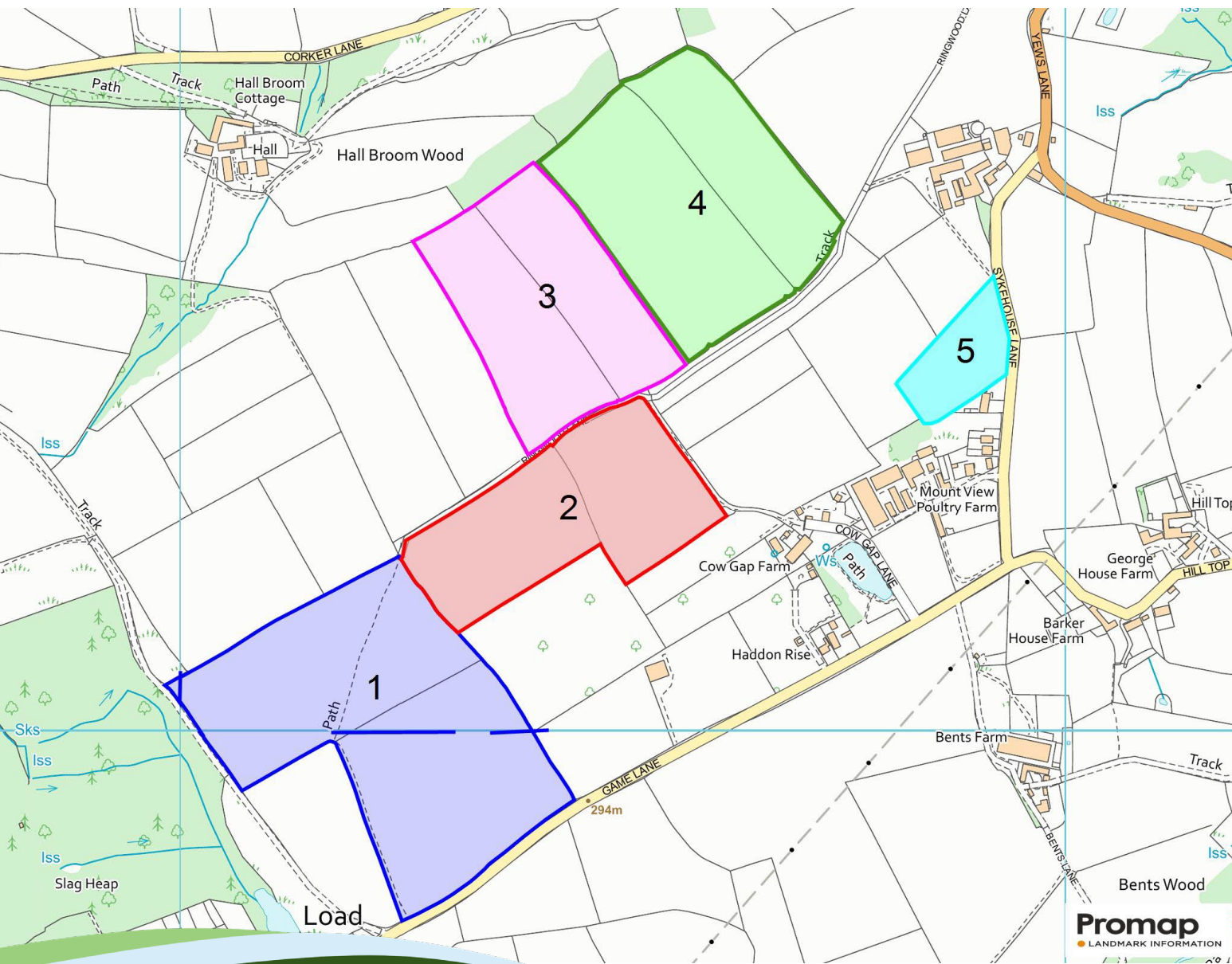
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or

referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.





Agents Note;
 Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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