



**Land at Fan Field Farm,  
Lindrick Dale, Worksop**





# Land at Fan Field Farm, Lindrick Dale, Lindrick Rotherham, Worksop, Nottinghamshire S81 8BE

The land at Fan Field Farm extends in total to approximately 57.97 acres (23.40 ha) of land, available in eight lots.

**The lots range from 0.29 acres to 16.69 acres with guide prices from £10,000 - £135,000.**

## Location

The land is situated in an accessible setting on the outskirts of the town of Worksop, yet is set in open countryside. The property lies 3.8 miles north of the village of Whitwell, 8.5 miles south of Rotherham and 11.8 miles to the south east of Sheffield city centre. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area.

## Directions

From the centre of Worksop, head north on the A57 Worksop Road. At the first roundabout take the second exit, continuing on the A57. At the second roundabout take the first exit, continuing onto the A57.

Continue for about a mile then turn left onto Lindrick Dale. Follow that road to the end and turn right onto the driveway for Fan Field Farm. The long driveway displays the land on either side.

## Description

The land at Fan Field Farm offers an opportunity to a number of purchasers with agricultural, equestrian, woodland or conservation interests.

Lots 2, 3, 6 and 8 are subject to a Farm Business Tenancy(ies) that run until August 2023, if notice is served.

The land is offered as follows;

### Lot 1: 1.59 acres (0.64 hectares)

**Shown Red on the property plan**

**Guide Price - £20,000**

Offering a small section of grassland adjacent to the railway track.

### Lot 2: 16.69 acres (6.75 hectares)

**Shown Pink on the property plan:**

**Guide Price - £135,000**

This lot is a parcel of versatile land suited for arable cropping, or conversion to grassland and adjoining Lot 1. The land is situated next to the railway track.





**Lot 3: 7.58 acres (3.06 hectares)**

**Shown Blue on the property plan**

**Guide Price - £70,000**

This lot is currently down to grassland and suitable for mowing and grazing purposes.

**Lot 4: 0.29 acres (0.12 hectares)**

**Shown Purple on the property plan**

**Guide Price - £10,000**

A small parcel of land considered to be suited for amenity or conservation use.

**Lot 5: 3.44 acres (1.38 hectares)**

**Shown Yellow on the property plan**

**Guide Price - £25,000**

A parcel of woodland that adjoins the lane and with a variety of species.

**Lot 6: 15.23 acres (6.15 hectares)**

**Shown Green on the property plan**

**Guide Price - £140,000**

This lot has gated access from the driveway. The land is versatile in its use, for either arable cropping or grassland.



**Lot 7: 3.36 acres (1.35 hectares)**

**Shown Brown on the property plan**

**Guide Price - £30,000**

This lot is a parcel of woodland, formerly believed to be a railway line and supporting a variety of trees and wildlife.

**Lot 8: 9.79 acres (3.95 hectares)**

**Shown Orange on the property plan**

**Guide Price - £120,000**

A parcel of land currently down to arable use, but again versatile in its future uses. The land can be easily accessed off the shared driveway and has been maintained in good heart.

**Viewings:**

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

**HOWEVER, LOTS 1 & 2 ARE VIEWING STRICTLY BY APPOINTMENT ONLY**

**Services:**

We are not aware that any mains services are connected. Purchasers must rely upon their own enquiries.



**Tenure & Possession:**

The land is offered freehold. Lots 1, 4, 5 and 7 will have vacant possession upon completion.

Lots 2, 3, 6 and 8 are subject to Farm Business Tenancy(ies) that run until August 2023, if notice is served. Further details are available upon request.

**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. The main access to the lots is via a shared access driveway. Further details will be included within the contract.



**Timber and Sporting Rights:**

Timber and sporting rights are included as far as they exist.

**Fixtures & Fittings:**

Only those items referred to in the particulars are included in the sale.

**Overage:**

The land will be subject to overage provisions for any development other than agricultural or equestrian development. Further details will be in the contract of sale.

**Local and Planning Authority:**

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

**Method of Sale:**

Offers are invited either as single or multiple lots.

**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 is for this purpose only and will not be disclosed to any other party.

**Notes:**

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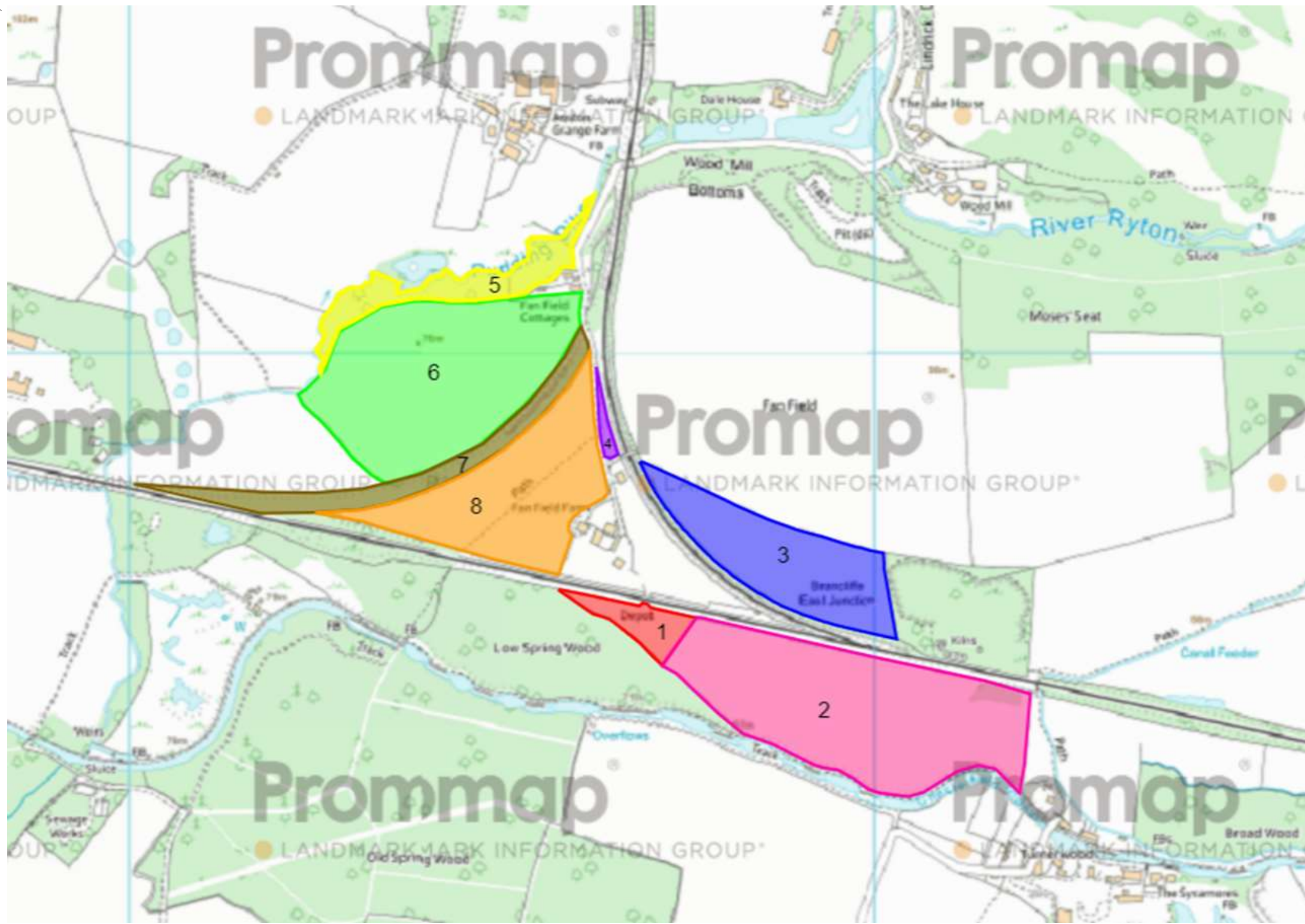


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#### Agents Note;

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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