



Land off Rakes Lane, Edlington, DN12 1QB

Doncaster 7 miles Rotherham 10 miles

Arable land between Edlington and Wadworth suitable for agricultural or equestrian purposes

Acreage 2.76 acres (1.12 hectares) or thereabouts

For Sale by Informal Tender

Closing Date 12 Noon Friday 3rd July 2026

Guide Price Offers Over £20,000

Cooper Rural
Home Farm
Wilsic
Doncaster
DN11 9AG

hello@cooperrural.co.uk
01302 574714
www.cooperrural.co.uk





LOCATION & DESCRIPTION

The land off Rakes Lane lies less than a mile south of Edlington and just 2.4 miles west of Wadworth. Edlington itself is situated 4.7 miles south-west of Doncaster and 9.2 miles north-east of Rotherham, in the County of South Yorkshire.

The land benefits from excellent roadside access and whilst it has previously formed part of a Countryside Stewardship Agreement, it could be re-seeded to make it suitable for equine purposes.

SERVICES

Any prospective purchasers are advised to make their own enquiries with the relevant providers.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

OUTGOINGS

No drainage rates or other outgoings are payable on the land.

LOCAL AUTHORITY

City of Doncaster Council, Civic Office, Waterdale, Doncaster, DN1 3BU
Telephone 01302 736000.

<https://www.doncaster.gov.uk/>

THIRD PARTY RIGHTS

The property is sold together with, and subject to, all existing rights of way, servitudes, wayleaves, minerals, timber and others whether contained in the Title Register or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

STEWARDSHIP & BIODIVERSITY NET GAIN

The land does not form part of any active Stewardship Agreements however there could be an opportunity for it to form part of a Sustainable Farming Incentive or Biodiversity Net Gain scheme.

WHAT3WORDS

To find this property location to within 3 meters, download and use What3Words and enter the following 3 words: ///fault.headline.lunge

VIEWINGS

Viewings are permitted during any reasonable daylight hour when in possession of a copy of these sales particulars.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

METHOD OF SALE

For sale by Informal Tender. Closing Date is 12 Noon on Friday 3rd July 2026.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations (as amended) we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.

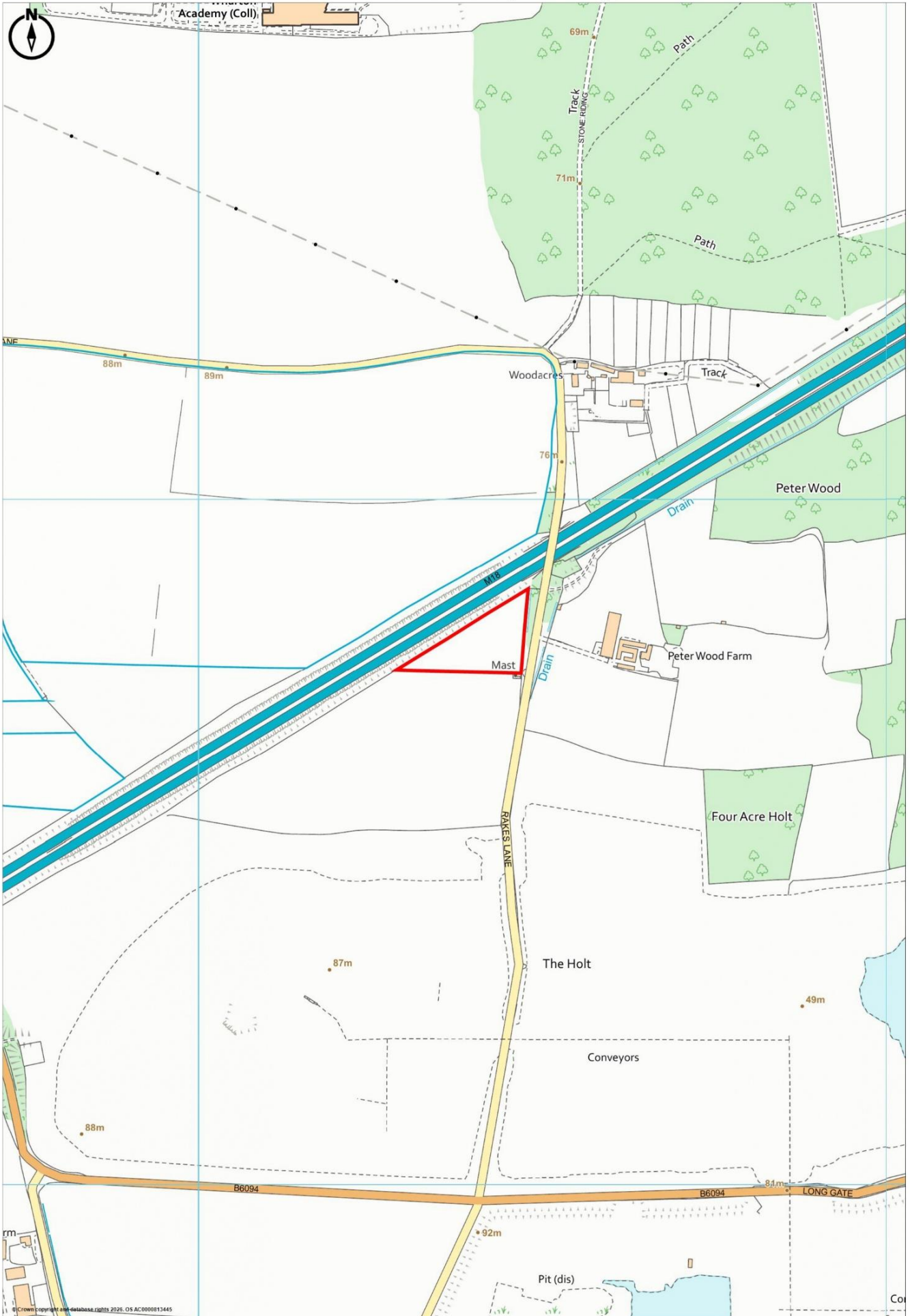
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Any potential purchaser should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness. Neither the vendor, or Cooper Rural accept any responsibility for any error contained in these particulars. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. The land is offered for sale by Informal Tender and offers should be submitted on the prescribed Tender Form, available from the Cooper Rural. 5. The subjects are sold together with and subject to all existing rights of way, wayleaves and other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



Land off Rakes Lane, Edlington



Tender Form

2.76 ACRES OFF RAKES LANE, EDLINGTON, DN12 1QB

Tender Date: 12 Noon Friday 3rd July 2026

I/We (insert full name(s))

Of (full postal address)

.....

.....

Post Code

Telephone No(s)/Mobile

Contact Email(s)

Hereby offer the following fixed sum to purchase (Subject to Contract) 2.76 Acres off Rakes Lane, Edlington, DN12 1QB as described in the Particulars of Sale prepared by Cooper Rural.

£

I/We understand and confirm as follows:

- That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.
- That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
- Proof of funds will be provided as required.

In order to complete the purchase the following applies (please tick all that apply):

- Subject to sale of existing property Yes/No
- Cash funds are available Yes/No
- Borrowing will be required Yes/No

The Solicitor who will be acting on my/our behalf is:

Name:

Firm:

Please bear in mind the following when preparing the tender

- 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) and have the reference "Land off Rakes Lane" clearly marked.
- Submission of a tender does not constitute any part of a contract.
- We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
- Please return to Cooper Rural, Home Farm, Wilsic, Doncaster, DN11 9AG by 12 noon on Friday 3rd July 2026.

Signed:

Date:.....

Cooper Rural
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Wilsic
Doncaster
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