



## Land off Hoyle Croft Lane, Braithwell, S66 7AQ

Doncaster 12 miles Rotherham 7 miles

An idyllic parcel of village amenity land on the southern fringe of Braithwell

Acreage 0.41 acres (0.17 hectares) or thereabouts

For Sale by Private Treaty

Guide Price Offers in the Region of £50,000

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### LOCATION & DESCRIPTION

The land off Hoyle Croft Lane lies on the southern fringe of the village of Braithwell. Braithwell itself is situated 12 miles south-west of Doncaster and 7 miles east of Rotherham, in the County of South Yorkshire. The land is located in a picturesque sought-after area and benefits from easy access with Hoyle Croft Lane directly accessed off Braithwell Road (B6376)

This sale offers a fantastic opportunity to purchase a useful parcel of amenity land with potential for other uses subject to the necessary planning consents.

### 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.

### LOCAL AUTHORITY

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

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

### THIRD PARTY RIGHTS

The land is accessed via an existing right of way down Hoyle Croft Lane. Please note a new access to the land will need to be created at the purchasers expense.

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 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: ///adventure.surfed.headache

### VIEWINGS

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

### HEALTH & SAFETY

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

### METHOD OF SALE

The land is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

### 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 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.





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