

DDM

AGRICULTURE

CLAY BANK ROAD, THORNE

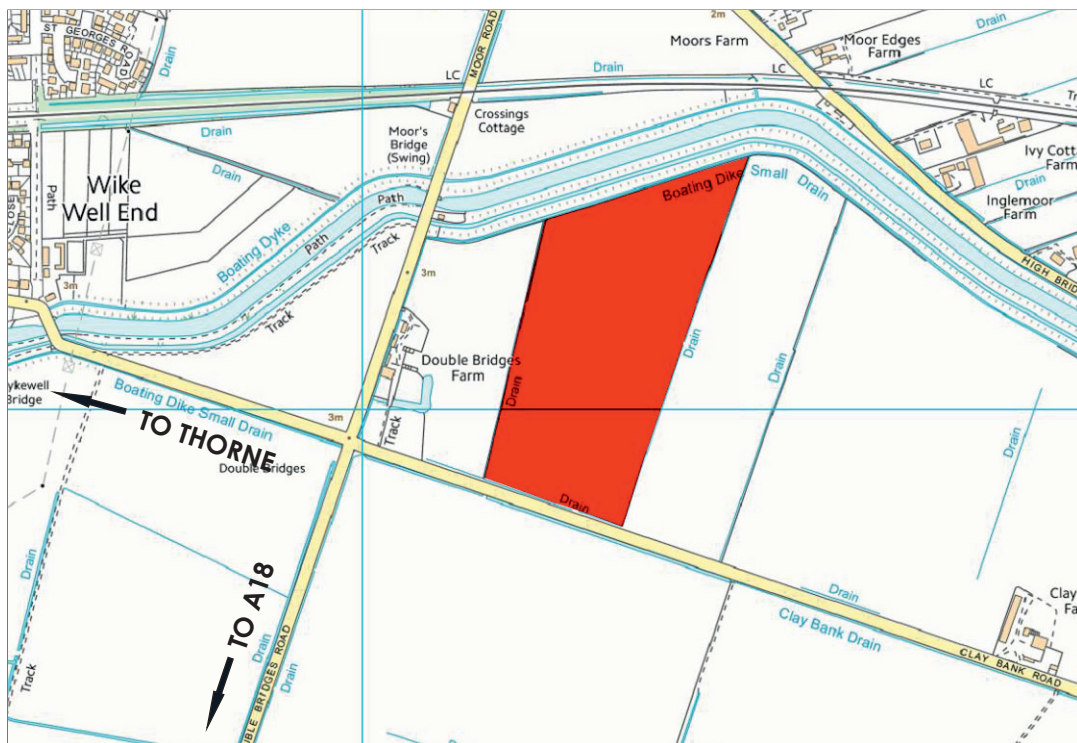
SOUTH YORKSHIRE

(Thorne 9 miles, Doncaster 14 miles)

23.38 ACRES

(9.46 HECTARES) or thereabouts

PRODUCTIVE MAINLY GRADE 3 ARABLE LAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 06 JULY 2018

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Mason Baggott and Garton

1 Market Place

EPWORTH

DN9 1EU

Tel: 01427 872661

Fax: 01427 874257

DX: 18782 Epworth

Ref: R Fullwood

E-mail: richardfullwood@lawlincs.co.uk



Selling Agents

DDM Agriculture

Eastfield, Albert Street

BRIGG

DN20 8HS

Tel: 01652 653669

Fax: 01652 653311

Ref: Andrew Houlden

E-mail: andrew.houlden@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is situated to the south east of Thorne, to the north of Clay Bank Road and to the south of the Stainforth & Keadby Canal. The town of Doncaster lies approximately ten miles to the south west.

Description

The land comprises a single arable field with road frontage onto Clay Bank Road.

The land is classified as mainly Grade 3, with some Grade 2, on Sheet 103 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the "Foggathorpe 2" association with their characteristics described as "stoneless clayey and fine loamy over clayey soils" and as suitable for "cereals and grassland".

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land register and has been used to activate Basic Payment Scheme entitlements. It is intended that there will be a permanent transfer of Normal Entitlements to the Purchaser(s) for the purpose of the Basic Payment Scheme, as part of the agreed consideration, following completion. The outgoing tenant has made and will retain the Basic Payment Scheme claim for 2018 season. A copy of the 2018 BP5 application form and relevant LPIS map are available for inspection at the Selling Agents office by prior appointment or can be emailed out on request. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement within these particulars is given in good faith but carries no warranty.

Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion which will be after the expiration of the current Farm Business Tenancy on 14 September 2018.

Backcropping

Full details of backcropping are available from the Selling Agents on request.

Outgoings

Doncaster East Internal Drainage Board

Assessable Area: 23.38 acres

Annual Value: £795.00

2018/2019 drainage rates payable: £38.52

Tenantright

It is envisaged that as completion of the sale will take place after the 2018 harvest, that there will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions of any kind.

Early Entry

Early entry on to the land will be permitted following clearance of the 2018 crop by the current tenant, for the prospective Purchaser(s) prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

Easements, Wayleaves and Rights of Way

The property is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Viewing

The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

Method of Sale

The land is offered for sale by Informal Tender. The Vendors do not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "**Land at Clay Bank Road, Thorne**".
6. Submitted not later than **12 noon on Friday 06 July 2018**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids are not acceptable.

Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

(i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

(ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.

(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.