



AGRICULTURE

MESSINGHAM NORTH LINCOLNSHIRE

(Kirton in Lindsey 5 miles, Scunthorpe 6 miles, Gainsborough 12 miles)

10.14 ACRES (4.10 HECTARES)

or thereabouts

PRODUCTIVE GRADE 3 ARABLE LAND



**FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 14 JULY 2023**

FREEHOLD WITH VACANT POSSESSION

Solicitors

Tierney & Co
137 Bawtry Road
ROTHERHAM
S66 2BW

Tel: 01709 709000

Ref: Adam Tierney

E-mail: adamtierney@tierneyandco.co.uk

Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

Ref: Tom Norman

E-mail: tom.norman@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is strategically situated to the south of the village of Messingham in the County of North Lincolnshire. The land is accessed off Knightsbridge Road, off Brigg Road. The town of Kirton in Lindsey lies approximately five miles to the south east, the town of Scunthorpe lies approximately six miles to the north, and the town of Gainsborough lies approximately twelve miles to the south west.

Description

The land for sale offers an excellent opportunity to acquire a south facing block of North Lincolnshire land which is capable of producing a wide range of high yielding crops. The land extends to approximately 10.14 acres (4.10 hectares) or thereabouts, and is offered for sale as a whole.

The land is classified as being Grade 3 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food. The Soil Survey of England and Wales identifies the land as being from the "Newport 1" association, with their characteristics described as "deep well drained sandy and coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes, dairying and short-term grassland", which is typical of the area.

Backcropping

Details of the last five years of backcropping are available from the Selling Agents.

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register. There are no entitlements included in this sale.

Development Clause

The land is offered for sale subject to a development clause whereby 30% of any uplift in value (resulting from an alternative use) in excess of the existing value, is reserved to the current owner for a period of 30 years, commencing from the date of completion. Alternatively the Vendor will consider enhanced offers excluding a development clause, so that the Purchaser(s) would benefit from the full value from any future alternative use.

Tenure & Possession/Early Entry

The land is owned freehold and is being sold with the benefit of vacant possession upon completion.

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Easements, Wayleaves & Rights of Way

There are wayleaves held in favour of Northern Powergrid (Yorkshire) plc in respect of wooden poles and overhead lines crossing the land. The land is sold subject to any other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access whether mentioned in these sale particulars or not.

Services

Interested parties should make their own enquiries regarding connection costs and all supply matters.

Sporting/Timber/Mineral Rights

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned.

Plans Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchaser(s) will be deemed to have satisfied themselves of the land.

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.

Viewing

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

Method of Sale

The land is offered for sale by Informal Tender. The Vendor does not undertake to accept the highest, or indeed, any offer, but best and final offers should be submitted in accordance with the information detailed on the enclosed Tender Form 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, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**Land at Messingham Tender**".
6. Submitted not later than **12 noon on Friday 14 July 2023**.

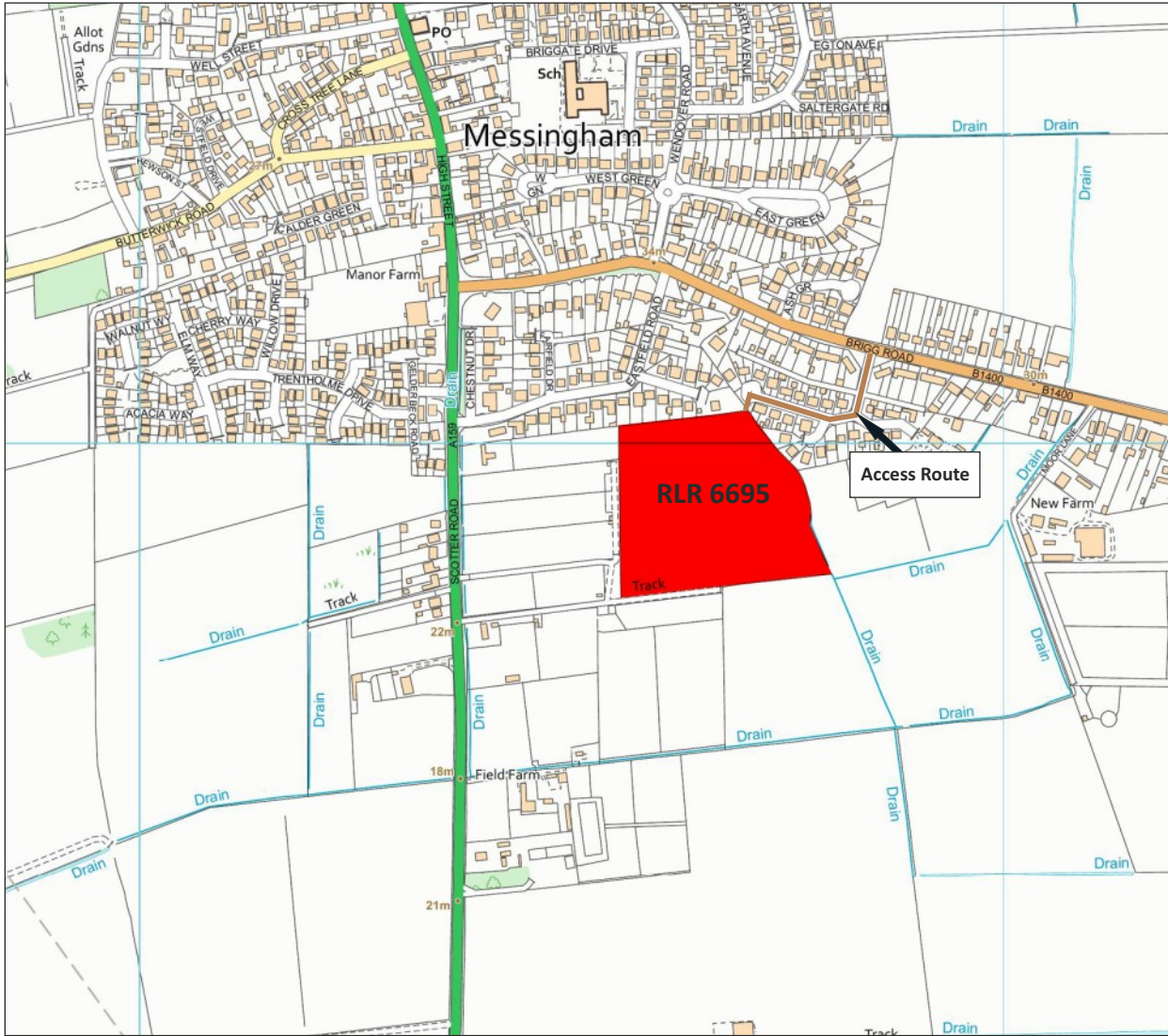
To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to Tom Norman of the Selling Agents on 07920 232135 or (01652) 653669 to discuss their interest

What 3 Words

///descended.wired.consumed



10.14 ACRES, MESSINGHAM, NORTH LINCOLNSHIRE SITE PLAN & LOCATION PLAN



Important Notice

DDM Agriculture for themselves and the Vendors 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 planning 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.

