

DDM

AGRICULTURE

ADLINGFLEET EAST YORKSHIRE

(Goole 9 miles, Scunthorpe 10 miles)

10.177 ACRES

(4.12 Hectares)

or thereabouts



HIGHLY PRODUCTIVE ARABLE/GRASS LAND FOR SALE BY PRIVATE TREATY GUIDE PRICE: £100,000.00

FREEHOLD WITH VACANT POSSESSION

Solicitors

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Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS
Tel: 01652 653669
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Ref: Andrew Houlden
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General Remarks and Stipulations

Location

The land is situated on the north eastern side of the village of Adlingfleet, to the east of Ings Lane which is an accommodation track/bridleway leading off Grange Road.

Description

The land comprises a single fenced grass field which is of a regular shape and could be ploughed up and used for arable cropping.

The land is classified as being Grade 2 on Sheet 98 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 "Romney" association, with their characteristics described as "deep stoneless permeable calcareous coarse and fine silty soils" and as suitable for growing "sugar beet, potatoes and cereals, some field vegetables and horticultural crops".

Single Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Single Payment Scheme Entitlements.

It is intended that there will be a permanent transfer of 4 Normal Entitlements to the Purchaser(s) where they are an "active farmer" for the purpose of the Basic Payment Scheme, as part of the agreed consideration, following completion. A copy of the 2014 SP5 claim and the 2014 Entitlement Statement and relevant RLR map are available for inspection at the Selling Agents office by appointment or can be e-mailed out on request. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement within these sale particulars is given in good faith but carries no warranty.

Tenure & Possession

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

Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board
Assessable Area 10.12 Acres
Annual Value £670.00
2014/2015 drainage rates payable £85.36

Development Clause

The land is offered for sale subject to an existing development clause whereby 25% of any uplift in value, in excess of its existing use value, is reserved to the previous Vendors for a period of twenty five years as from 2 September 2011.

Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any deductions of any kind.

Early Entry

Early entry on to the land will be permitted, 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

The land lies within a Nitrate Vulnerable Zone as designated in 2008.

Easements, Wayleaves & 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 in possession of a set of these particulars.

Method of Sale

The land is offered for sale by private treaty. Interested parties are invited to speak to Andrew Houlden of the Selling Agents on (01652) 653669 or 07970 126303 to discuss their interest.

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 SPS, 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.