



REDBOURNE, NORTH LINCOLNSHIRE
10.24 Acres (4.14 Hectares)



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PRODUCTIVE GRADE 2 ARABLE LAND

10.24 Acres (4.14 Hectares) or thereabouts
(Brigg 7 miles, Scunthorpe 7 miles, Gainsborough 16 miles)

FOR SALE BY INFORMAL TENDER

**CLOSING DATE:
12 NOON FRIDAY 28 JUNE 2024**



Introduction & Location

DDM Agriculture are delighted to offer for sale 10.24 acres (4.14 hectares) of productive Grade 2 arable land, situated in the County of North Lincolnshire.

The land is situated on the outskirts of the village of Redbourne. The market town of Brigg lies approximately seven miles to the north and the town of Scunthorpe lies approximately seven miles to the north west.

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Cecilie Lister

E-mail: cecilie.lister@ddmagriculture.co.uk



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TH/SJP/BR-24/016
24 May 2024



General Remarks and Stipulations

Description

The land comprises a rectangular shaped field which is accessed via a public highway, known as Carr Lane, from the B1206 between Hibaldstow and Redbourne.

The land is classified as Grade 2, on Sheet 104 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 "Milton" association and their characteristics described as "deep, permeable, calcareous soils" and as suitable for "cereals, sugar beet and other arable crops".

Basic Payment Scheme

With the introduction of the De-Linked Payment Scheme, there are no BPS entitlements available with the sale, however, the land is registered on the Rural Payments Agency Land Register and has been used to activate entitlements under the Basic Payment Scheme. A copy of the 2023 BPS application form and the relevant LPIS map is available for inspection from the Selling Agents' office by prior appointment. Purchaser(s) should satisfy themselves as to the accuracy of this information. Any statement within these sale particulars is given in good faith but carries no warranty.

Back Cropping

Field No.	2024	2023	2022	2021	2020
RLR 7178	Winter Wheat	Oilseed Rape	Spring Barley	Winter Wheat	Maize

Tenure and Possession

The land is for sale freehold, subject to a Farm Business Tenancy, which expires on 30 September 2024.

Nitrate Vulnerable Zone

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

Outgoings

Area 6.77 Acres
Annual Value £247.00, Drainage Rates Payable £38.28

Easements, Wayleaves & Rights of Way

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

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 particulars.

Method of Sale

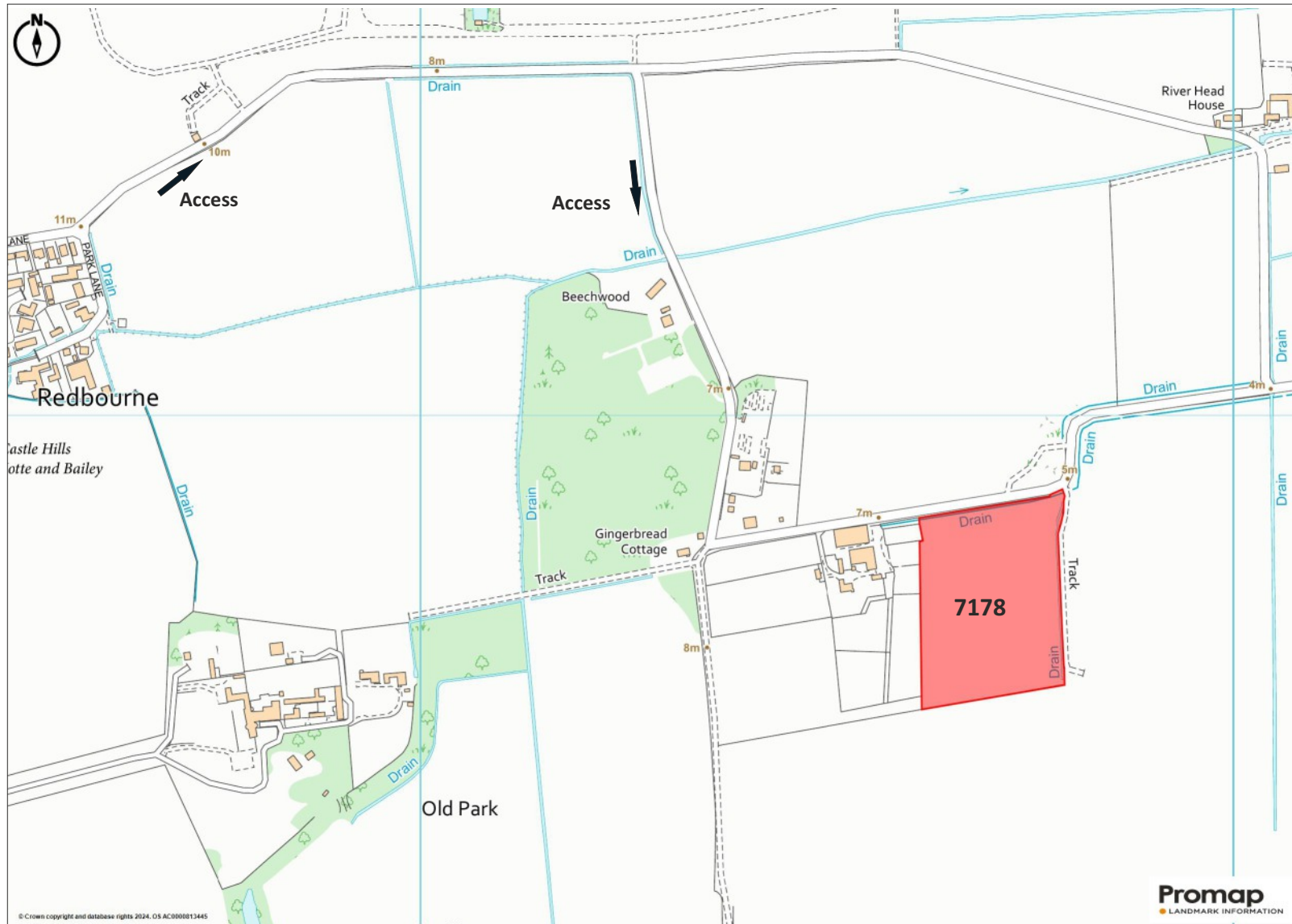
The land is offered for sale as a **whole by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
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 "**10.24 Acres, Redbourne Tender**".
6. Submitted not later than **12 noon on Friday 28 June 2024**.

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.



SITE PLAN



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 tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (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.

