

DDM

AGRICULTURE

SCOTTER GAINSBOROUGH, LINCOLNSHIRE

(Scunthorpe 8 miles, Gainsborough 11 miles)

11.17 ACRES

(4.52 Hectares) or thereabouts

PRODUCTIVE ARABLE LAND



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:- £90,000.00

FREEHOLD WITH VACANT POSSESSION UPON COMPLETION

Solicitors

Symes Bains Broomer
2 Park Square
Laneham Street
SCUNTHORPE, DN15 6JH
Tel: 01724 281616

Ref: Kayleigh Clarke
E-mail: kayleigh.clarke@sbblaw.com



Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

DX: 24358 BRIGG

Ref: Cecilie Lister

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

General Remarks and Stipulations

Location

The land is accessed via Wood Hill Road, leading from Becks Lane (as coloured brown on the Site Plan), which is on the western outskirts of the sought after village of Scotter. The town of Scunthorpe lies approximately 8 miles to the north of the land and the town of Gainsborough lies approximately 11 miles to the south-west.

Description

The land comprises a rectangular shaped arable field, most recently used to grow a cereal crop. It extends to a total of 11.17 acres (4.52 hectares) and is registered under HM Land Registry with Title No. LL115513.

The land is classified as being Grade 3 according to Natural England's Agricultural Land Classification Maps online. The Soil Survey of England and Wales identifies the soils as being of the 'Crannymoor' soil association with their characteristics described as "well drained, sandy soils, mostly under woodland and very acidic" and as suitable for "coniferous woodland, dry low land heath habitats, recreation and some cereals".

Basic Payment Scheme

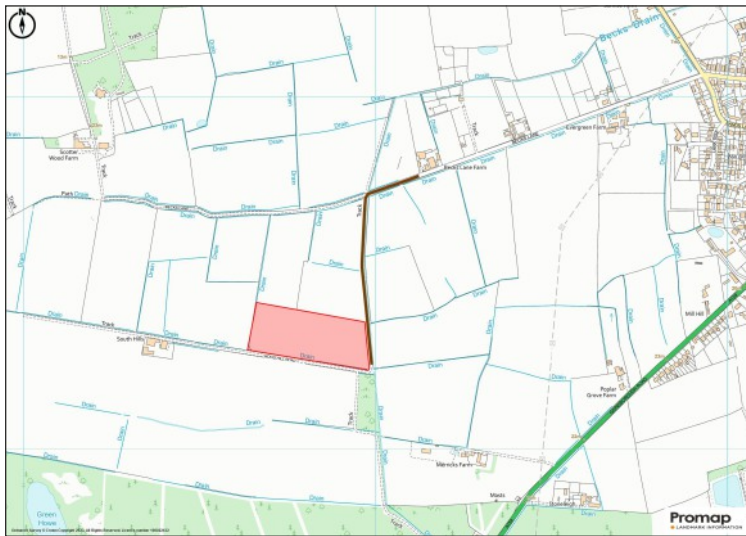
It is understood that the land is registered on the Rural Payments Agency Land Register and has been used to facilitate a claim for 2023 by the Vendor which is reserved in its entirety to them.

Tenure and Possession

The land is currently occupied by a tenant farmer which will end when the maize crop is harvested in Autumn 2023.

Backcropping

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



Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Outgoings

There are no drainage rates payable.

Tenantright

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.

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.

Easements, Wayleaves and Rights of Way

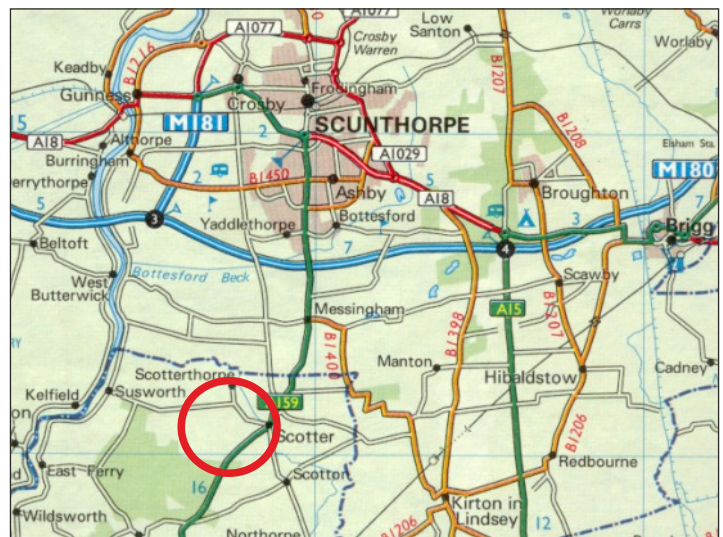
The property is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

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 as by **Private Treaty**. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or contact the office on (01652) 653669 to discuss their interest.



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.