

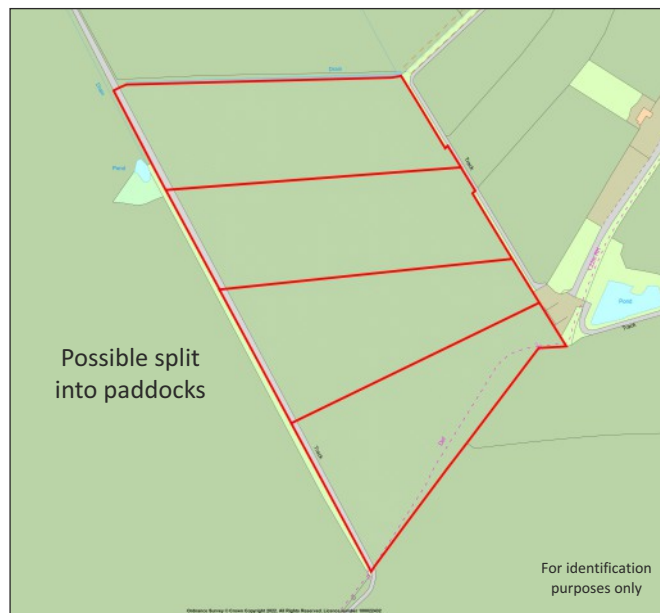
BARNOLDBY-LE-BECK

NORTH EAST LINCOLNSHIRE

14.55 ACRES (5.89 HECTARES)

or thereabouts

PRODUCTIVE ARABLE/GRASSLAND
SUITABLE FOR AGRICULTURAL OR EQUESTRIAN USE



FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN UP TO 4 LOTS
CLOSING DATE: 12 NOON FRIDAY 02 SEPTEMBER 2022

GUIDE PRICE: £150,000.00

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

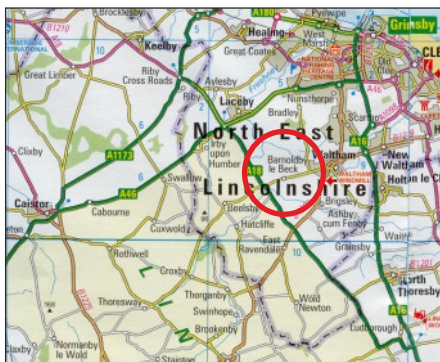
Solicitors

Bridge McFarland LLP
26 Market Place
MARKET RASEN
LN8 3HL

Tel: 01673 843723

Ref: David Harvey

E-mail: info@bmcf.co.uk



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG, DN20 8HS

Tel: 01652 653669

Ref: Cecilie Lister

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

General Remarks and Stipulations

Location/Access

All of the land is accessed via a farm track off Waltham Road, between Barnoldby-le-Beck and Waltham (as shown brown on the front photograph). The town of Grimsby lies approximately 5 miles to the north east of the land and the town of Louth lies approximately 14 miles south of the land.

The Land

The land is sown as a grass ley, however, it has the potential to be used for arable production.

The land is classified as being Grade 3 on Sheet 105 of the Provisional Agricultural Land Classification Maps of England and Wales. The Soil Survey of England and Wales identifies the soils as being from the "Holderness" association with their characteristics described as "Chalky Till; slowly permeable, seasonally waterlogged, fine loamy soils with narrow strips of clayey alluvial soils" and "suitable for cereals and short term grassland".

Basic Payment Scheme

All of the land is registered on the Rural Land Register and it has been used to activate entitlements under the Basic Payment Scheme as operated by the Rural Payments Agency. The 2022 claim will be retained in its entirety by the Vendor.

Tenure and Possession

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

Outgoings

There is no water supply to the land. Drainage rates for 2020/2021 were £16.62.

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 all rights of way, reservation of minerals, water, drainage, sporting rights, easements and wayleaves and all rights of access whether mentioned in these particulars or not.

There is a 99 year Lease held in favour of Optimus Wind Limited in respect of the Hornsea 1 and Hornsea 2 Offshore Wind Farm cables.

Division into Paddocks

The Vendor may consider a division of the field into 3.00 acre or 4.00 acre paddocks. The successful Purchaser(s) would be responsible for erecting their own stock proof fencing within three months of a successful purchase.



Development Clause

The property will be sold subject to a development clause that if planning consent is granted for anything other than for agriculture or equestrian use on any part of the land in the next 30 years, the Vendors will be entitled to receive 20% of the increase in value. This will be triggered on the implementation of that Planning Consent.

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 as a whole or in up to four Lots. 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 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 Barnoldby-le-Beck Tender**".
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 02 September 2022**.

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 and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and DDM Agriculture have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.