

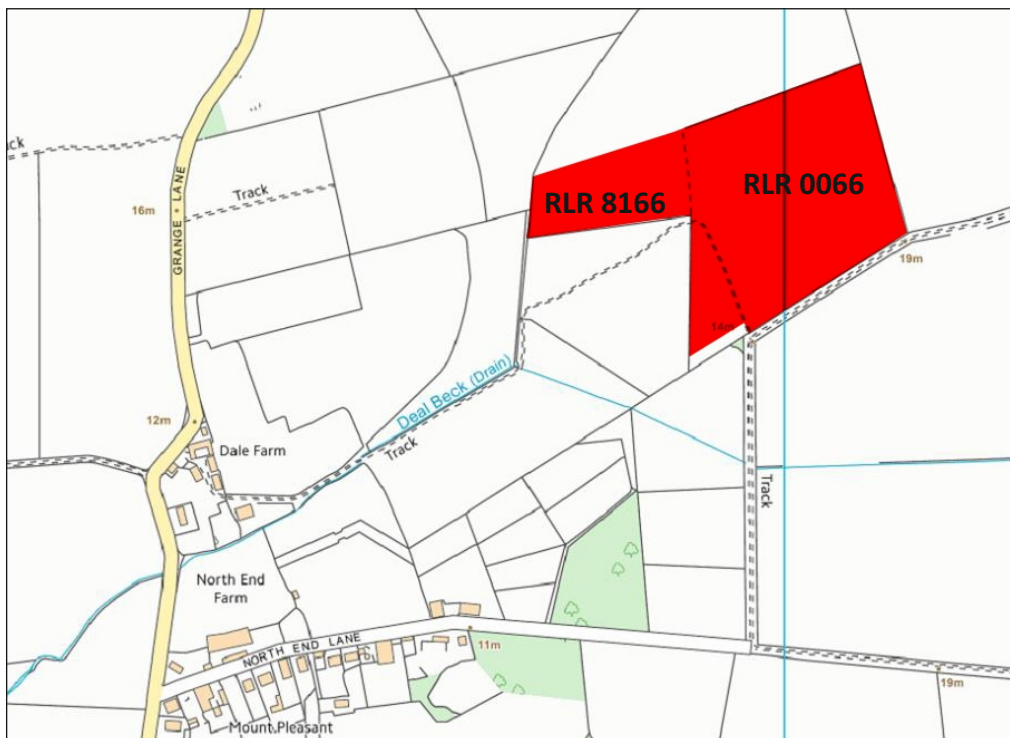
SOUTH KELSEY, LINCOLNSHIRE

(Market Rasen 10 miles, Brigg, 7 miles, Caistor 6 miles)

16.88 ACRES

(6.83 hectares) or thereabouts

PRIME ARABLE LAND/GRASSLAND

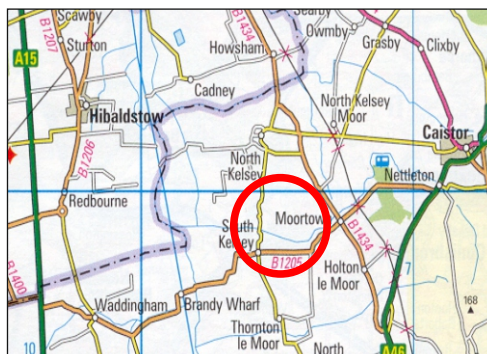


FOR SALE BY PRIVATE TREATY AS A WHOLE OR WITH THE POTENTIAL TO SELL IN LOTS - GUIDE PRICE: £110,000.00

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Bridge McFarland
26 Market Place
MARKET RASEN
LN8 3HL
Tel: 01673 843723
Fax: 01673 843724
DX: 28232 MARKET RASEN
Ref: David Harvey
E-mail: dxh@bmcfc.co.uk



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Fax: 01652 653311
DX: 24358 BRIGG
Ref: Tori Heaton
E-mail: tori.heaton@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is situated to the north of the village of South Kelsey and comprises two arable fields which are currently laid to grass. Access to all fields is via a stone farm track from North End Lane. The market town of Brigg lies approximately seven miles to the north west and the market town of Market Rasen lies approximately ten miles to the south east.

Description

The land extends to approximately 16.88 acres and (6.83 hectares) or thereabouts and is offered for sale as a whole. All 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 soils as being from the "Beccles 1" and "Wickham 2" associations with their characteristics described as "fine loamy soils over clay, associated with similar clayey soils" and "fine silty soils over clay". The soils are suitable for "winter cereals, some root cropping and grassland" which is typical of the area.

Schedule

RLR FIELD NUMBER	DESCRIPTION	AREA (ACRES)	AREA (HECTARES)
8166	Grassland	3.11	1.26
0066	Grassland	13.76	5.57
	Total	16.88	6.83



Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has been used by the current tenant to activate Entitlements under the Basic Payment Scheme. The 2021 claim is reserved in its entirety to the current occupier. It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration, following completion.

Copies of the Vendor's 2021 BP5 application form and the relevant LIPIS maps are available on request from the Selling Agents. The 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.

Tenure and Possession

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

Back Cropping

Details of the last 5 years back cropping are available for inspection at the offices of the Selling Agents.

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone.

Outgoings

Environment Agency General Drainage Charge

Tenantright

There is no tenantright payable in addition to the purchase price.

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 by Private Treaty. Interested parties are invited to speak to Tori Heaton (07970 126304) of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.

Important Notice

DDM Agriculture for themselves and the Vendors of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, 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, 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 land.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.