

WINTERINGHAM, NORTH LINCOLNSHIRE

22.21 Acres (8.99 Hectares) or thereabouts



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HIGHLY PRODUCTIVE GRADE 2 ARABLE LAND

22.21 Acres (8.99 Hectares) or thereabouts

(Barton upon Humber 6 miles, Scunthorpe 7 miles)

FOR SALE BY INFORMAL TENDER AS A WHOLE

CLOSING DATE:

12 NOON FRIDAY 18 JULY 2025



Introduction & Location

DDM Agriculture are delighted to offer for sale 22.21 acres (8.99 hectares) or thereabouts, of highly productive Grade 2 arable land, situated in the County of North Lincolnshire.

The land is situated to the south east of the village of Winteringham. The town of Barton upon Humber lies approximately six miles to the east and the town of Scunthorpe lies approximately seven miles to the south.

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Tom Norman

E-mail: tom.norman@ddmagriculture.co.uk



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General Remarks and Stipulations

Description

The land comprises a rectangular shaped field which is accessed via a public highway, known as Ermine Street and is situated to the south east of the village of Winteringham.

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 “Burlingham 2” association and their characteristics described as “chalky till” and “deep fine loamy soils” and is suitable for “winter cereals and some field vegetables”.

Back Cropping

Field No.	2025	2024	2023	2022	2021
RLR 1201	Spring Barley	Winter Barley	Winter Wheat	Winter OSR	Spring Barley

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register. The Vendor will retain the de-linked payment.

Tenure and Possession/Early Entry

The land is for sale freehold subject to a Farm Business Tenancy, which expires on 30 September 2025. Vacant possession is available upon completion. Early entry will be available upon clearance of the 2025 crops, subject to agreeing appropriate terms.

Nitrate Vulnerable Zone

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

Outgoings

An annual general drainage charge is payable to the Environment Agency.

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.

Tenantright

There will be no tenantright payable, nor will there be any consideration or allowance made whatsoever for dilapidations or any deductions of any kind.

Sporting/Timber/Mineral Rights

The sporting and timber rights are included in the sale insofar as they are owned. The benefit of the mineral rights, if exercised, will be split 60/40 in favour of the new owner(s).

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.

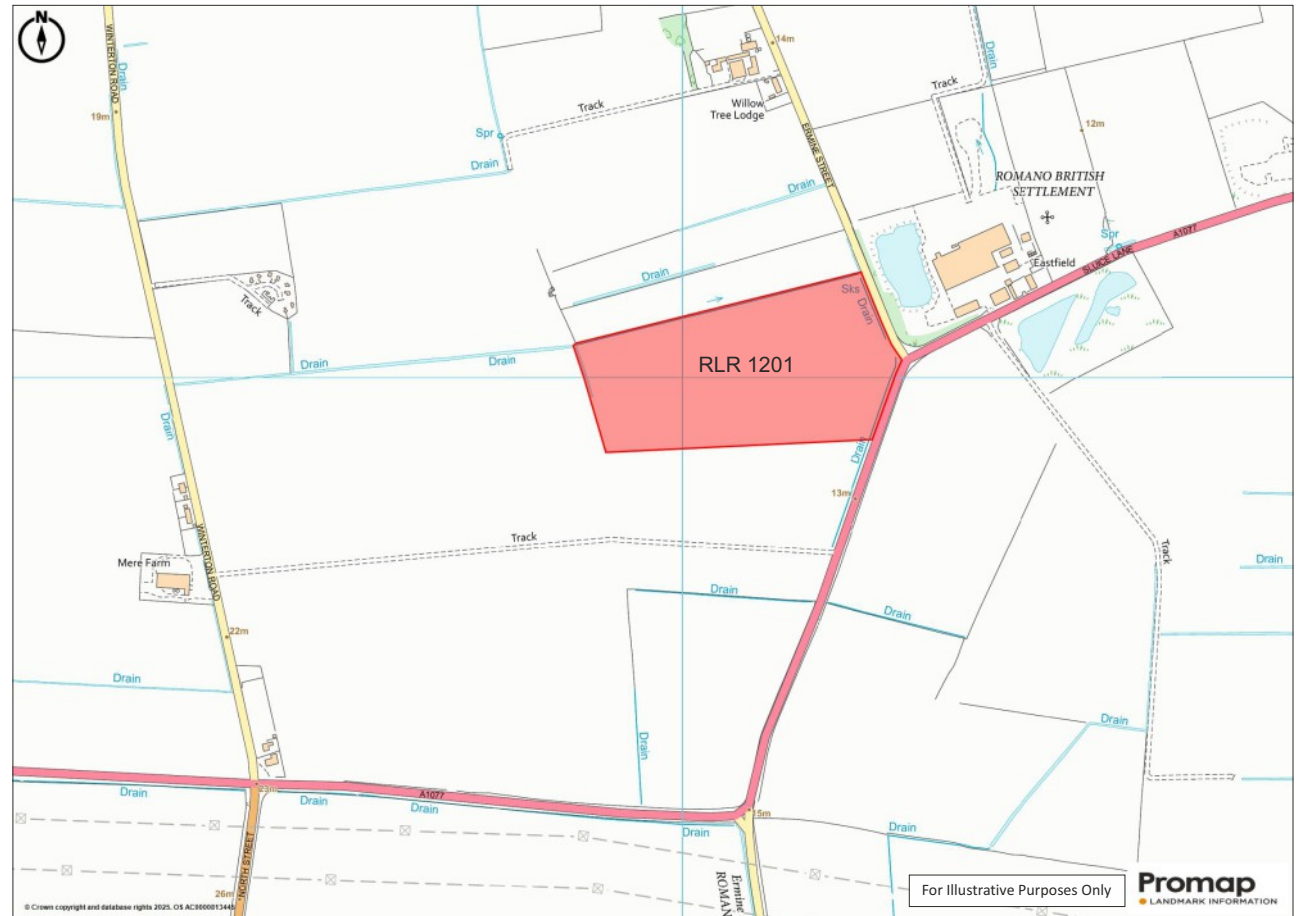
Method of Sale

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 “**22.21 Acres, Winteringham Tender**”.
6. Submitted not later than **12 noon on Friday 18 July 2025**

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.

LOCATION & SITE PLAN



This map is based on the Ordnance Survey with the sanction of the controller of H M Stationery Office crown copyright reserved licence number ES100029377. These plans have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Any boundaries displayed are based on Land Registry map search data and are given as a guide and may not be precise.

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.
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Ref: TN/SJP/BR-24/192
Date: 03 June 2025

