

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 PRIVATE TREATY
GUIDE PRICE £175,000.00**



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.

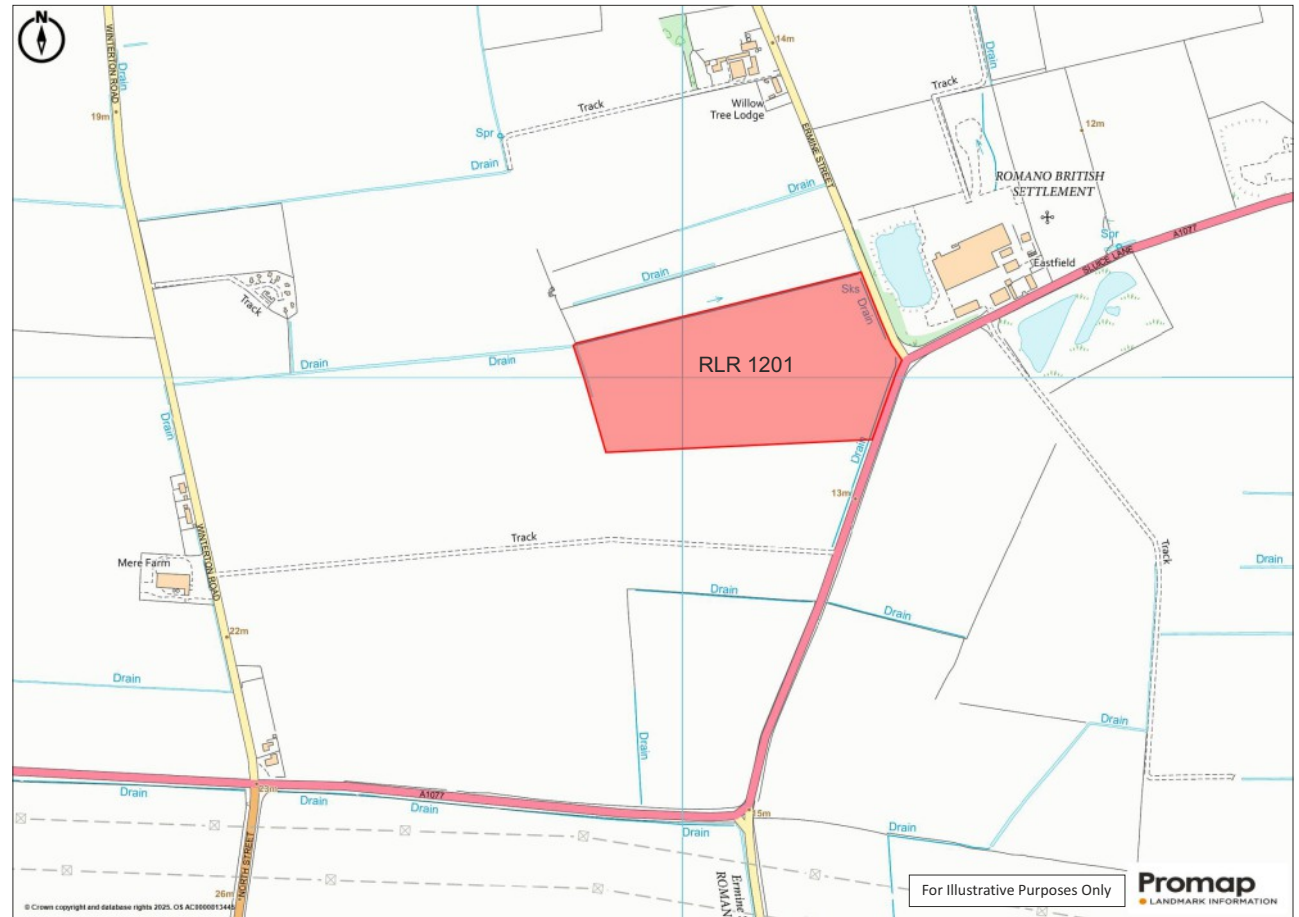
Viewing

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** Private Treaty. Interested parties are invited to speak to Tom Norman of the Selling Agents on 07920 232135 or (01652) 653669 to discuss their interest.

LOCATION & SITE PLAN



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