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**LAND AT AUTHORPE, LOUTH**  
**259.07 Acres (104.85 Hectares) or thereabouts**

# AUTHORPE, LOUTH LINCOLNSHIRE

## 259.07 ACRES OF ARABLE LAND or thereabouts

(South Reston 2 miles, Louth 7 miles, Alford 8 miles)

### FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS CLOSING DATE: 12 NOON FRIDAY 29 SEPTEMBER 2023

#### Introduction & Location

DDM Agriculture are delighted to offer for sale 259.07 acres (104.85 hectares) of arable land, situated in the County of Lincoln.

The land is located off Scrub Lane to the north of the village of Authorpe. The market town of Alford lies approximately eight miles to the south east. South Reston is approximately two miles to the north, with Louth being seven miles to the north. The A16 lies approximately four miles to the west of the land.

#### Selling Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG, DN20 8HS

Ref: Tom Norman

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Mobile: 07920 232135

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## General Remarks and Stipulations

### **Description**

The land comprises two versatile ring-fenced blocks of level and highly productive arable land, known as Hud Holes. In recent years the land has been used for a full range of combinable cropping. The land has the benefit of a fully comprehensive drainage system installed in 2016.

Lot 1 extends to approximately 160.41 acres (64.92 hectares) and Lot 2 extends to approximately 98.66 acres (39.93 hectares). Both Lots are classified as being Grade 3 on Sheet 105 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food. The soils are identified as being principally from the "Holderness" association by the Soil Survey of England and Wales with their characteristics described as "fine loamy soils and clayey alluvial soils" and as suitable for "cereals and some short term grassland" which is typical of the area.

### **Building**

Within the main block of arable land there is a General Purpose Building which has been used as a short-term grain store and provides useful storage. This building may have potential for alternative use, subject to obtaining the necessary planning consents.

### **Basic Payment Scheme**

The Vendor will claim and retain the 2023 Scheme Year Basic Payment. The Purchaser(s) will be required to give an undertaking that they will comply with ongoing BPS Cross Compliance Rules until 31 December 2023.

Extracts of the 2023 BP5 application form and the relevant LPIS maps are available on request from the Selling Agents. 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.

### **Schedule & Back Cropping**

A land schedule and details of the last five years of back cropping are available for inspection online or on request from the Selling Agents.

### **Outgoings**

A general drainage charge is payable to the Environment Agency.

### **Development Clause**

The land is offered for sale subject to a development clause whereby 30% of any uplift in value (resulting from an alternative use) in excess of the existing value, is reserved to the current owner for a period of 30 years, commencing from the date of completion. Alternatively the Vendor will consider enhanced offers excluding a development clause, so that the Purchaser(s) would benefit from the full value from any future alternative use.

### **Nitrate Vulnerable Zone**

All of the land lies within a designated Nitrate Vulnerable Zone. For further details visit [www.defra.gov.uk](http://www.defra.gov.uk).

### **Slurry Agreement**

All of the land currently has the benefit of a Slurry Agreement, with the Pig Unit at Prosperity Pig Farm, Willoughby Lane, South Reston, Louth, Lincolnshire, LN11 8PG, until 02 August 2048. Further details are available from the Selling Agents and the Purchaser(s) will be obliged to take on the Agreement.

### **Tenure and Possession**

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

### **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 Ways**

There are wayleaves held in favour of Northern Powergrid in respect of poles and overhead lines affecting Lot 1. There is also a water main across Lot 1 in favour of Anglian Water and a Gas Pipeline across Lot 2. There is a third party right of access across field number 3271 within Lot 2. The land is sold subject to any other rights of ways, reservations of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

### **Sporting/Timber/Mineral Rights**

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned.

### **Viewing**

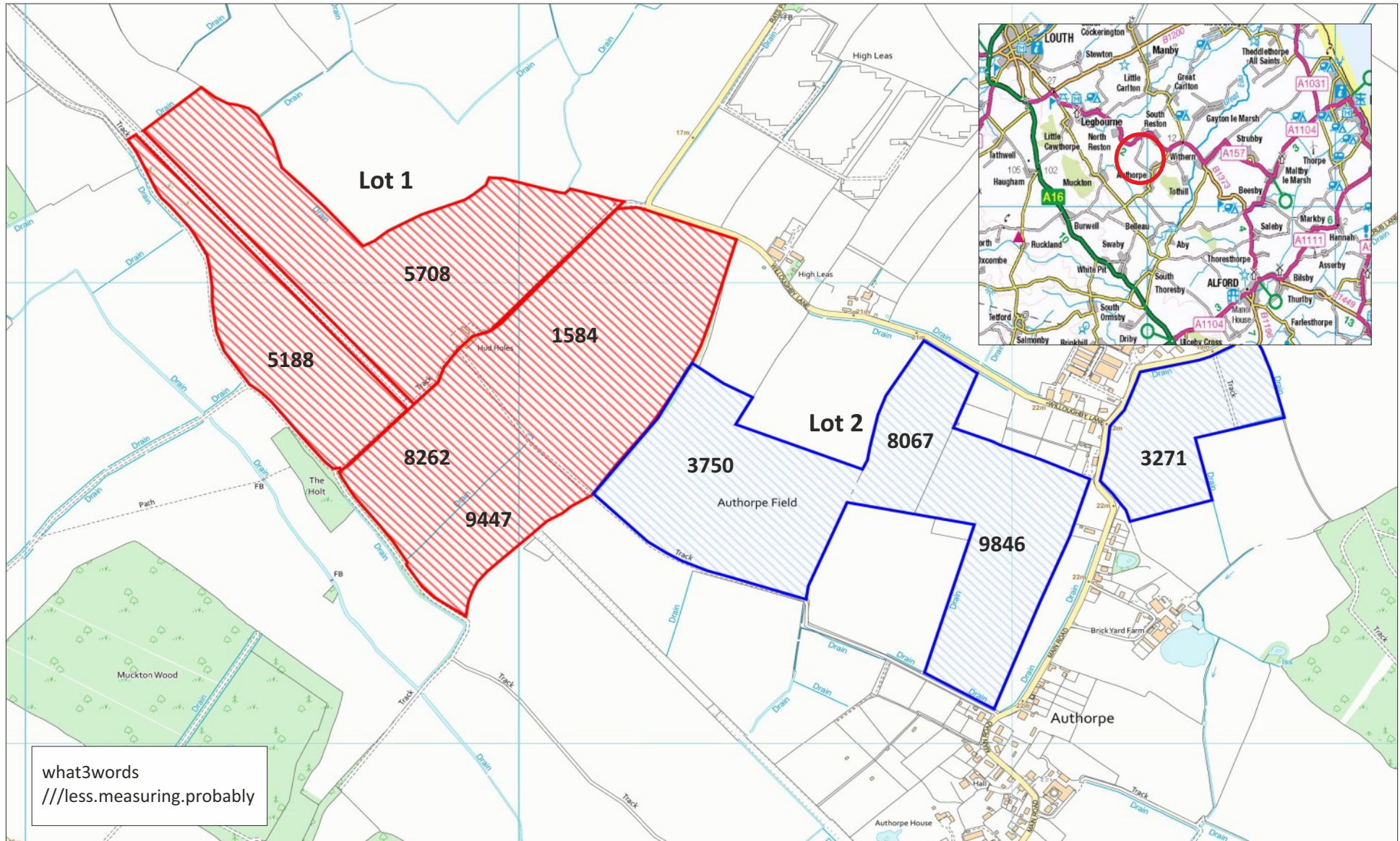
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

### **Method of Sale**

The land is offered for sale as a whole or in two Lots by Informal Tender. 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 information detailed on the enclosed Tender Form in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name, address and contact telephone number of Purchaser(s).
3. Confirm full name, 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 "Land at Authorpe Tender".
6. Submitted no later than **12 noon Friday 29 September 2023**.

## LOCATION & SITE PLAN



### 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.
- (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.

