

# SCREETONS

AGRICULTURE

## BELTON

## NORTH LINCOLNSHIRE

(Doncaster 16 miles, Gainsborough 17 miles, Scunthorpe 10 miles)

## 27.27 ACRES

(11.04 hectares) or thereabouts

### HIGHLY PRODUCTIVE ARABLE LAND



**FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS**

**CLOSING DATE: 12 NOON FRIDAY 20 NOVEMBER 2020**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

**Solicitors**

Wood Sherwood  
6-10 Railway Street  
Pocklington  
YORK, YO42 2QZ  
Tel: 01759 302791  
Fax: 01759 305269  
Ref: Richard Gooch  
Email: RichardGooch@woodsherwood.co.uk

**Selling Agents**

Screetons Agriculture  
79 Boothferry Road  
GOOLE  
DN14 6BB  
Tel: 01405 766888  
Fax: 01405 766171  
Ref: Andrew Houlden  
E-mail: andrew.houlden@screetonsagriculture.co.uk

## General Remarks and Stipulations

### Location

The land is situated to both the north and south of the M180, to the east of Junction 2, approximately one mile to the north of Belton within the Isle of Axholme.

### Description

The land comprises two arable fields, a strip of amenity woodland and associated access tracks adjacent to the M180 motorway.

The land is classified as being Grade 2 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales as historically produced by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being almost entirely from the "Romney" association with their characteristics described as "deep stoneless permeable calcareous fine and coarse silty soils" and as suitable for "sugar beet, potatoes and cereals; some field vegetables and horticultural crops".

### Schedule

LOT NO.	RLR FIELD NO.	DESCRIPTION	CROPPING						AREA (ACRES)	AREA (HECTARES)	BPS CLAIMABLE AREA (HECTARES)
			2020	2019	2018	2017	2016	2015			
1 (Red)	1422 -	Arable	Spring Barley	Potatoes	Winter Wheat	Oilseed Rape	Winter Wheat	Spring Beans	14.63	5.92	5.92
		Wood & Track							1.82	0.74	
									<b>16.45</b>	<b>6.66</b>	
2 (Blue)	3437 -	Arable	Winter Wheat	Potatoes	Winter Wheat	Oilseed Rape	Winter Wheat	Spring Beans	10.18	4.12	4.12
		Track							0.64	0.26	
									<b>10.82</b>	<b>4.38</b>	
		<b>TOTAL</b>							<b>27.27</b>	<b>11.04</b>	<b>10.04</b>

### Basic Payment Scheme

The arable land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Basic Payment Scheme entitlements. There are no Entitlements included in the sale for the land, but an appropriate number for the arable land are available by separate negotiation from the outgoing Tenant.

The outgoing Tenant has made a Basic Payment Scheme claim for the 2020 season and this payment is reserved to them in its entirety.

A copy of the relevant field data section of their 2020 BP5 application form and relevant LPIS maps are available for inspection at the Selling Agent's office by prior appointment or can be e-mailed out on request. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement within these particulars is given in good faith but carries no warranty.

### Tenure and Possession

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

### Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board.

LOT NUMBER	ASSESSABLE AREA (ACRES)	ANNUAL VALUE	2020/2021 DRAINAGE RATES PAYABLE
1	14.63	£540.00	£78.84
2	10.18	£376.00	£54.97

## Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions of any kind.

## Early Entry

Early entry on to the land will be permitted for the prospective Purchaser(s) prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

## 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.

## Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

## Easements, Wayleaves & Rights of Way

The property is sold subject to any 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.

Public footpath number 25 in the Parish of Belton runs along both sides of the motorway along the route of the access tracks which are part of the land, having been historically diverted when the M180 motorway was built.

## Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars or by appointment through the Selling Agents on (01405) 766888.

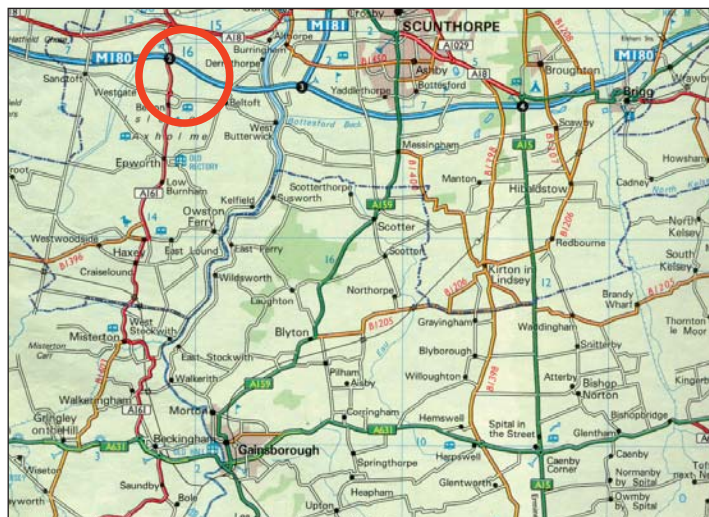
## Method of Sale

The land is offered for sale by informal tender as a whole or in up to two 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.
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 Belton**".
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 recent changes to Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 20 November 2020**.

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 PLAN



**SITE PLAN  
FOR IDENTIFICATION PURPOSES ONLY**



**Important Notice**

Screetons 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 Screetons Agriculture or their clients. Neither Screetons 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.

Ref: AH/SJP/SC-20/198  
14 October 2020