

# SCREETONS

AGRICULTURE

## EALAND, NEAR CROWLE

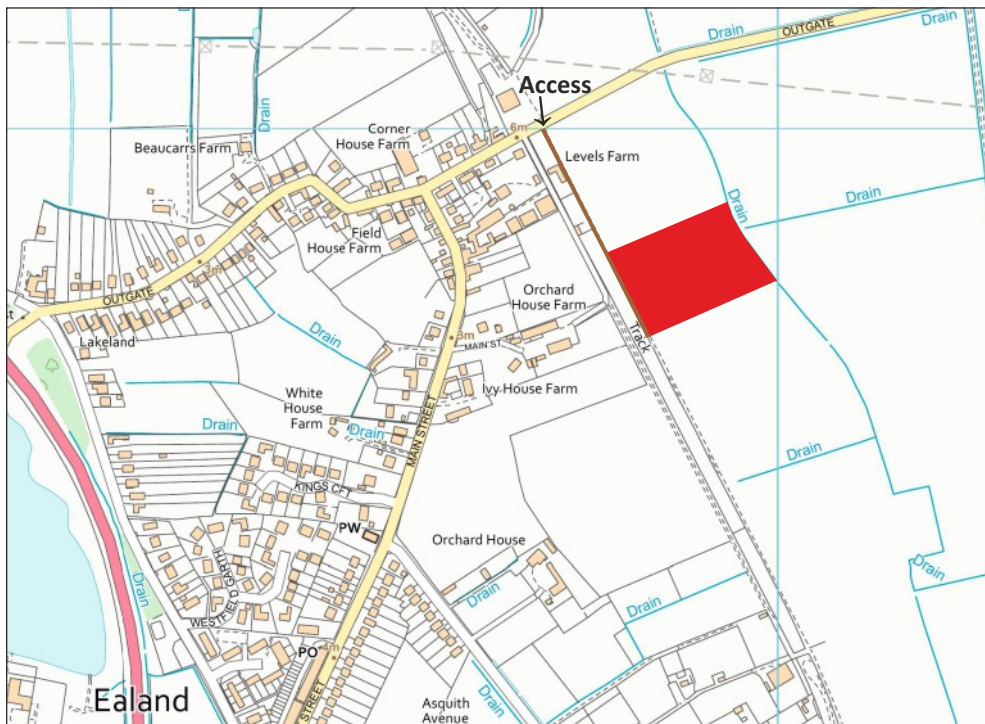
### NORTH LINCOLNSHIRE

(Scunthorpe 9 miles, Thorne 8 miles)

# 3.96 ACRES

(1.60 Hectares) or thereabouts

## PRODUCTIVE GRADE 2 ARABLE LAND



### FOR SALE BY PRIVATE TREATY

FREEHOLD SUBJECT TO A FARM BUSINESS TENANCY

#### Solicitors

Symes Bains Broomer  
2 Park Square  
Laneham Street  
SCUNTHORPE  
DN15 6JH  
Tel: 01724 281616  
Ref: Richard Haggar  
E-mail: richard.haggar@sbblaw.com



#### Selling Agents

Screeetons Agriculture  
79 Boothferry Road  
GOOLE  
DN14 6BB

Tel: 01405 766888

Ref: Andrew Houlden

E-mail: andrew.houlden@screeetonsagriculture.co.uk

## General Remarks and Stipulations

### **Location**

The land is situated to the east of the village of Ealand and also to the east of the former railway. The town of Scunthorpe lies approximately nine miles to the east and the town of Thorne lies approximately eight miles to the west.

### **Description**

The land comprises a single arable field with access from Outgate, down the track along the eastern side of the former railway. There is a useful concrete pad, which is currently used to stand a shipping container on.

The land is classified as Grade 2, on Sheet 104 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 primarily from the "Blackwood" association with their characteristics described as "deep permeable sandy and coarse loamy soils" and as suitable for "cereals; potatoes and sugar beet; some grassland".

### **Basic Payment Scheme**

The land has been registered by the current Tenant on the Rural Payments Agency Rural Land register and has been used to activate Basic Payment Scheme entitlements by them as the Tenant. The 2023 claim is reserved in its entirety to them.

A copy of the relevant field data section of their 2023 BP5 application form and relevant LPIS map are available for inspection at the Selling Agents office by prior appointment or can be emailed 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, subject to an existing short term Farm Business Tenancy agreement which will end post harvest of the growing crop of sugar beet, whereupon vacant possession will be given. Further details are available on request from the Selling Agents.

### **Outgoings**

Isle of Axholme and North Nottinghamshire Water Level Management Board  
Assessable Area 1.603 hectares  
Annual Value £183.00  
2023/2024 drainage rates payable £34.72

### **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 and Rights of Way**

Access to the field is via a right of way along the track along the eastern side of the former railway, as shown coloured brown on the plan. There is a Ministry of Defence oil pipeline crossing the land.

The property is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

### **Viewing**

The land may be viewed at any reasonable time during daylight hours being 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 Andrew Houlden of the Selling Agents on 07970 126303 or contact the office on (01652) 653669 to discuss their interest.

#### **Important Notice**

Screetons 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 including BPS 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 property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.