



SOUTH KELSEY, LINCOLNSHIRE
39.51 Acres (15.99 Hectares)



**SOUTH KELSEY
near MARKET RASEN
LINCOLNSHIRE**

PRODUCTIVE ARABLE LAND

39.51 Acres (15.99 Hectares) or thereabouts

(Market Rasen 10 miles, Brigg, 7 miles, Caistor 6 miles)

**FOR SALE AS A WHOLE BY INFORMAL TENDER
CLOSING DATE: 12 NOON TUESDAY 03 AUGUST 2021**



Introduction

An increasingly rare opportunity to acquire 39.51 acres (15.99 hectares) of productive Grade 3 arable land situated in the County of Lincolnshire. The land is situated on the northern side of Waddingham Road between South Kelsey and Brandy Wharf. The market town of Brigg lies approximately seven miles to the north west and the market town of Market Rasen lies approximately ten miles to the south east.

Solicitors

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39.51 acres (15.99 hectares) Arable Land, South Kelsey, Lincolnshire

Description

The land extends to approximately 39.51 acres or thereabouts, which is split into two conveniently sized arable fields (shown coloured red on the site plan).

The land is classified as being Grade 3 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

The Soil Survey of England and Wales identifies the majority of the soils to be from the "Wickham2" association with their characteristics described as "slowly permeable seasonally waterlogged fine loamy over clayey and coarse loamy over clayey soils" and as suitable for "winter cereals and grassland".

The field sizes are all well suited to modern commercial farming practices and benefit from extensive road frontage.

Basic Payment Scheme

All of the land is registered on the Rural Payments Agency Rural Land Register and has been used to activate entitlements under the Basic Payment Scheme. The 2021 claim will be retained by the outgoing tenant.

It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration, following completion.

Extracts of the 2021 BP5 application form and the relevant LPIS maps are available on request from the Selling Agents. Purchasers 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.

Tenure and Possession

The land is offered for sale freehold with the benefit of vacant possession. Early entry is available subject to the payment of a double deposit of 20% and after clearance of the current crops.

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%).

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone.

Environmental Stewardship

The land is currently not entered into any Environmental Stewardship or Countryside Stewardship schemes

Outgoings

Ancholme Internal Drainage Board part field number 6645pt. Assessable Area 14 acres.

Annual Value £504.00.

2021/22 rates payable £63.00.

The balance of the land is subject to an Environment Agency General Drainage Charge of £2.79/ha.

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. However, it should be noted that there is a land drain that crosses field number 9149.

Tenantright

There will be no tenantright payable in addition to the purchase price.

Sporting/Timber Rights

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

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 in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address of Purchaser.
3. Confirm full name and address 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 South Kelsey Tender**".
6. Submitted not later than **12 noon on Tuesday 03 August 2021**.

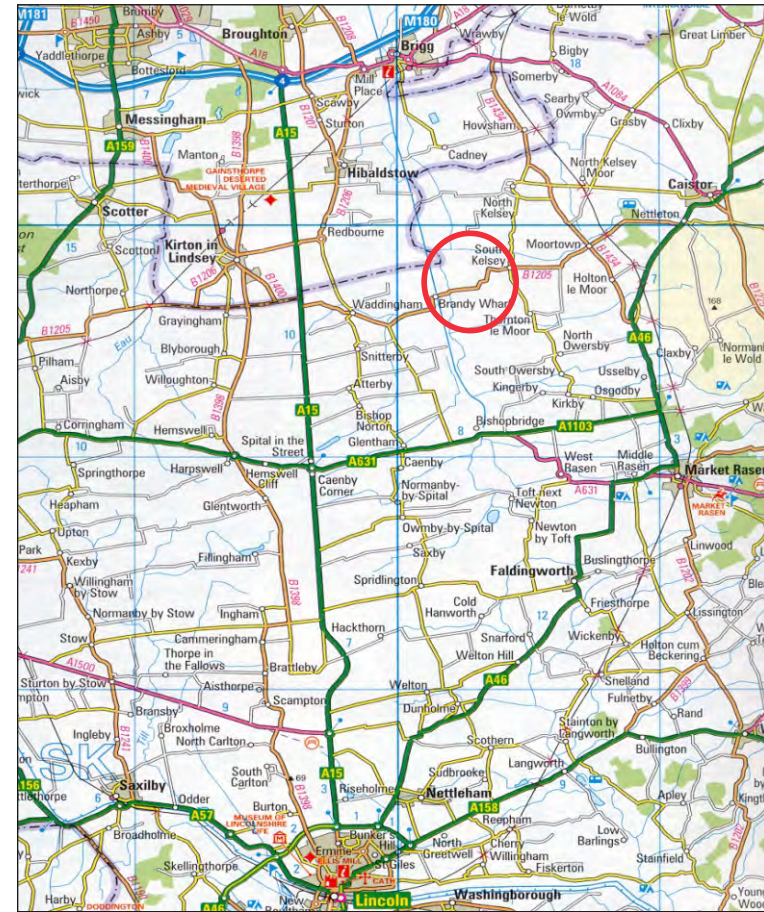
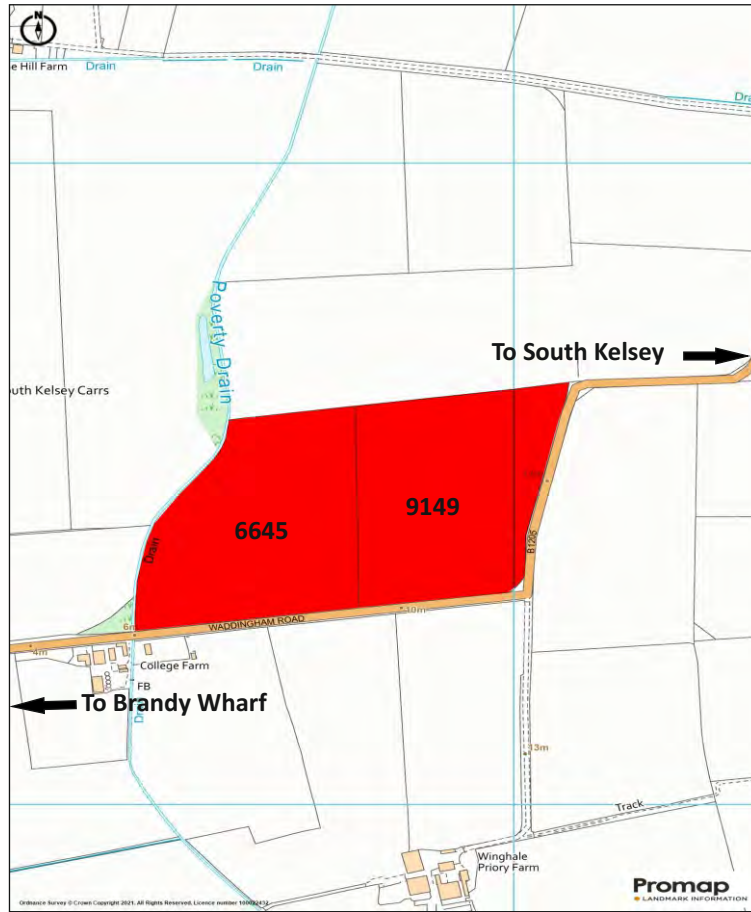
To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.



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

39.51 acres (15.99 hectares) Arable Land, South Kelsey



SCHEDULE & BACK CROPPING

Field No.	Description	Acres	RLR Area		2021	2020	2019	2018	2017
			Acres	Hectares					
TF0297 6645	Arable	20.09	8.13	8.13	Winter Barley	Spring Barley	Winter Barley	Spring Barley	Spring Barley
TF0297 9149	Arable	19.42	7.86	7.86	Winter Wheat	Spring Beans	Winter Barley	Spring Wheat	Spring Barley
		39.51	15.99	15.99					