

DDM

AGRICULTURE

CROWLE

NORTH LINCOLNSHIRE

(Scunthorpe 10 miles, Thorne 9 miles, Goole 12 miles)

4.47 ACRES

(1.81 Hectares) or thereabouts

PRODUCTIVE GRADE 2 GRASSLAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 26 APRIL 2024

GUIDE PRICE:- £55,000.00

FREEHOLD WITH VACANT POSSESSION

Solicitors

Symes Bains Broomer

2 Park Square

Laneham Street

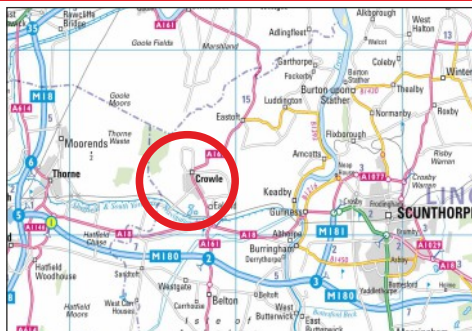
SCUNTHORPE

DN15 6JH

Tel: 01724 281616

Ref: Kayleigh Clarke

E-mail: kayleigh.clarke@sbblaw.com



Selling Agents

DDM Agriculture

Eastfield

Albert Street

BRIGG

DN20 8HS

Tel: 01652 653669

Ref: Tom Norman

E-mail: tom.norman@ddmagriculture.co.uk

incorporating

JH Pickup & Co

&

Townend
Clegg

AGRICULTURE

General Remarks and Stipulations

Location

The land detailed for sale offers the opportunity to acquire a highly productive parcel of grass land which is strategically situated to the west of the town of Crowle in the County of North Lincolnshire. The town of Scunthorpe lies approximately ten miles to the east, the town of Thorne lies approximately nine miles to the west and the town of Goole lies approximately twelve miles to the north.

Description

The land comprises a level single grass field which is of regular shape and is accessed via Windsor Lane off Windsor Road, as shown on the plan. The field is only partly fenced on the western and southern boundaries.

The land is classified as being Grade 2, 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 soils are identified by the Soil Survey of England and Wales as being 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, grassland and coniferous woodland", which is typical of the area.

Tenure and Possession

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

Outgoings

Drainage rates are payable to the Isle of Axholme & North Nottinghamshire Water Level Management Board.

Services

There are no services connected to the land. Prospective Purchaser(s) should make their own enquiries regarding connections.

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.

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.

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

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.

A new drainage main has been installed on the eastern boundary of the field by the Isle of Axholme & North Nottinghamshire Drainage Board. This area will be re-sown with grass once the works are complete.

Viewing

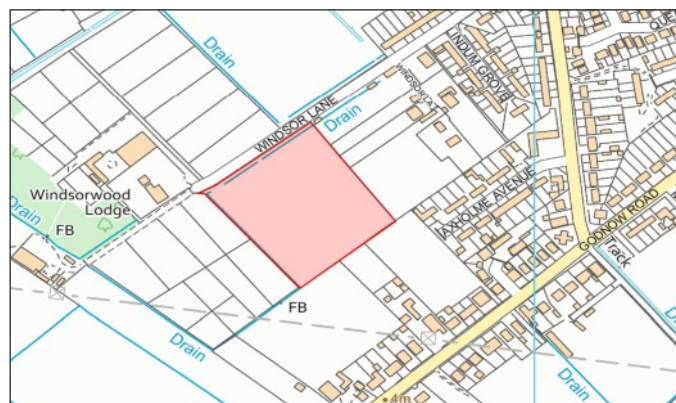
The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

Method of sale

The land is offered for sale as a **whole by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and 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 Crowle Tender**".
6. Submitted not later than **12 noon on Friday 26 April 2024**.

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 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 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.