



**AGRICULTURE**

# SCOTTON ROAD, SCOTTER LINCOLNSHIRE

(Scunthorpe 7 miles, Gainsborough 8 miles)

## 4.85 ACRES

(1.96 Hectares) or thereabouts

### PRODUCTIVE GRADE 3 ARABLE/GRASSLAND



**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:- £55,000.00**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

#### Solicitors

HSR Law  
Staynor House, Newborn Court  
Chapel Street, Epworth  
DONCASTER, DN9 1HH  
**Tel: 01427 872206**  
**DX: 18781 EPWORTH**  
Ref: Katie Allwood  
E-mail: [katie.allwood@hsrlaw.co.uk](mailto:katie.allwood@hsrlaw.co.uk)



#### Selling Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG  
DN20 8HS  
**Tel: 01652 653669**  
**DX: 24358 BRIGG**  
Ref: Andrew Houlden  
E-mail: [andrew.houlden@ddmagriculture.co.uk](mailto:andrew.houlden@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Location

The land is situated to the south east of the village of Scotter and to the east of Scotton Road. The town of Scunthorpe lies approximately seven miles to the north and the town of Gainsborough lies approximately eight miles to the south west.

### Description

The land comprises a single arable/grass field with access onto the access road to the sewage works situated immediately to the east.

The land is classified as Grade 3, 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 from the "Wigton Moor" association with their characteristics described as "fine and coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes; some grassland".

### Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land register and has been used to activate Basic Payment Scheme entitlements. It is intended that there will be a permanent transfer of Normal Entitlements to the Purchaser(s) for the purpose of the Basic Payment Scheme, as part of the agreed consideration, following completion, if required. The owner made a Basic Payment Scheme claim for the 2021 season. A copy of the 2021 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 and it is being sold with the benefit of vacant possession on completion.

### Backcropping

Full details of backcropping are available from the Selling Agents on request.

### Outgoings

Scunthorpe and Gainsborough Water Management Board

Assessable Area: 2.20 acres

Annual Value: £84.00

2022/2023 drainage rates payable: £7.35

### 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

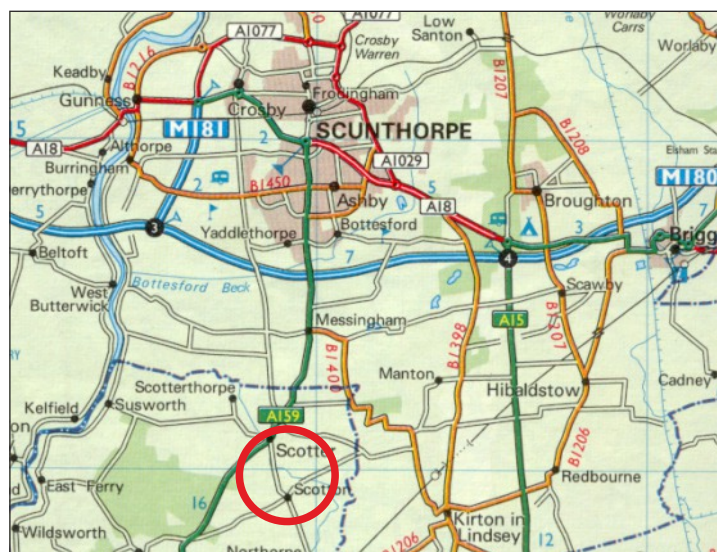
The property is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

### 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 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

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.