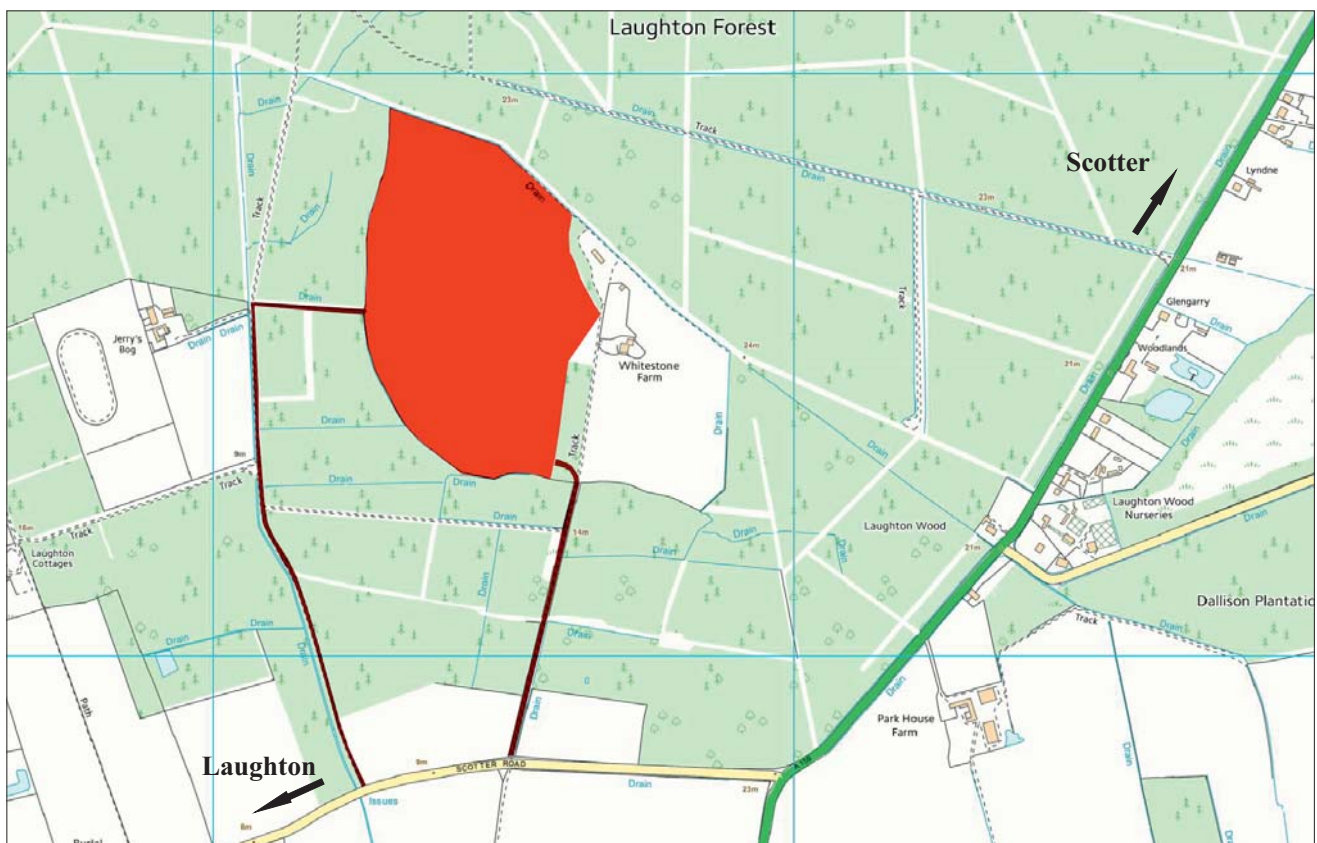


### PART WHITESTONE FARM LAUGHTON, GAINSBOROUGH (Gainsborough 6 miles, Scotter 3 miles, Blyton 3 miles)

# 45.44 ACRES

(18.39 Hectares) or thereabouts



### PRODUCTIVE ARABLE LAND (OFF SCOTTER ROAD)

### FOR SALE BY PRIVATE TREATY FREEHOLD WITH VACANT POSSESSION

#### Solicitors

Mason Baggott & Garton  
25 Bigby Street  
BRIGG  
DN20 8ED

Tel: 01652 654111  
Fax: 01652 658188  
DX: 24352 BRIGG  
Ref: Richard Mason  
E-mail: richardmason@lawlincs.co.uk

#### Selling Agents

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS  
Tel: 01652 653669  
Fax: 01652 653311  
DX: 24358 BRIGG  
Ref: Tony Dale  
E-mail: tony.dale@ddmagriculture.co.uk

# General Remarks and Stipulations

## Location/Access

The land is situated to the north east of the village of Laughton, with access directly from Scotter Road via two separate farm tracks leading to the land (marked brown on the Site Plan). The town of Gainsborough lies approximately six miles to the south west, the village of Scotter lies three miles to the north east and the village of Blyton lies only three miles to the south.

## Description

The land comprises a single field enclosure which is relatively flat and is currently used for arable cropping.

The land is classified as being 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 "Crannymoor" association, with the characteristics described as "well drained sandy soils" and are suitable for growing "cereals and root crops".

## Single Payment Scheme

All of the farmed land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Entitlements under the Single Payment Scheme. The 2017 claim is reserved in its entirety to the Vendors.

It is intended that there will be a permanent transfer of 18.39 Normal Entitlements to the Purchaser where they are a "farmer" for the purpose of the Basic Payments Scheme, as part of the agreed consideration, following completion. A copy of the Vendors' most recent Entitlement Statement, 2017 SP5 application form and relevant RLR Maps are available for inspection at the Selling Agents office by prior appointment or can be e-mailed out on request. Purchasers should satisfy themselves as to the accuracy of the same. Any statement within these sale particulars is given in good faith but carries no warranty.

## Tenantright

In addition to the purchase price, the purchaser will be required to pay for growing crops, if any, under the Agriculture Regulations 1978 - 1993 (Calculation of Value for Compensation) in accordance with the compliances and recommendations of the Central Association of Agricultural Valuers, including where appropriate, enhancement. There will be no counter claim for dilapidations or deteriorations of any kind.

## Early Entry

Early entry onto the land will be permitted, 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 shall indemnify the Vendors for any VAT which may subsequently be payable.

## Nitrate Vulnerable Zone

The land lies within a Nitrate Vulnerable Zone.

## Restrictive Covenant

The land is offered for sale restricting the future use of the land to either arable or grassland production. In addition the erection of buildings is also prohibited.

## Easements, Wayleaves & Rights of Way

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

## Access

Interested parties should note that further improvement works will be required to upgrade the access track running through the adjoining woodland.

## 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 Private Treaty. Interested parties are invited to discuss the matter further with Tony Dale of the Selling Agents on (01652) 653669 or 07970 126302.

## Important Notice

DDM Agriculture for themselves and the Vendors 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 SPS, planning 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.