



LAND AT GOXHILL
78.48 Acres (31.76 Hectares) or thereabouts

Tel: 01652 653669
Website: www.ddmagriculture.co.uk

GOXHILL

NORTH EAST LINCOLNSHIRE

78.48 ACRES OF ARABLE LAND & FORESHORE or thereabouts

(Goxhill 2 miles, Barton upon Humber 8 miles)

FOR SALE BY INFORMAL TENDER
CLOSING DATE:
12 NOON FRIDAY 29 SEPTEMBER 2023

Introduction & Location

DDM Agriculture are delighted to offer for sale 66.62 acres (26.96 hectares) of arable land and 11.86 acres (4.80 hectares) of foreshore, situated in the County of North Lincolnshire.

The land is situated off East Marsh Road to the north east of the village of Goxhill. The town of Barton upon Humber lies approximately eight miles to the west and the Port Town of Grimsby lies approximately nineteen miles to the south east. Junction 5 of the M180 lies approximately fourteen miles to the south west of the land. The land is accessed through Highfield Farm, as shown coloured brown on the Site Plan.

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Ref: Tom Norman
Telephone: 01652 653669
Mobile: 07920 232135

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



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General Remarks and Stipulations

Description

The land is a versatile block of generally level and highly productive arable land and foreshore. The land has recently been used for a full range of high yielding combinable crops.

The land is classified as being Grade 3 on Sheet 99 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 soils as being principally from the "Newchurch 2" association with their characteristics described as "deep stoneless mainly calcareous clayey soils" and as suitable for "cereals, sugar beet, potatoes and field vegetables" which is typical of the area.

Basic Payment Scheme

The Vendor will claim and retain the 2023 Scheme Year Basic Payment. The Purchaser(s) will be required to give an undertaking that they will comply with ongoing BPS Cross Compliance Rules until 31 December 2023.

Extracts of the 2023 BP5 application form and the relevant LPIS maps are available on request from the Selling Agents. Purchaser(s) 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.

Farm Business Tenancy

There is an additional area of 5.00 acres, as shown coloured blue on the Site Plan, that is owned by the neighbouring Highfield Pig Farm. This may be available under the terms of an annual periodic Farm Business Tenancy Agreement at the nominal sum of £1.00 per annum. Further details are available from the Selling Agents.

Nitrate Vulnerable Zone

The land is not within a designated Nitrate Vulnerable Zone.

Tenure and Possession

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

Outgoings

Annual Drainage Rates are payable to North East Lindsey Internal Drainage Board.

Schedule & Back Cropping

A land schedule and details of the last five years of back cropping are available for inspection online or on request from the Selling Agents.

Slurry Agreement

All of the land currently has the benefit of a Slurry Agreement, with the Pig Unit at Highfield Pig Farm, East Marsh Road, Goxhill, Barrow upon Humber, until 02 August 2048. Further details are available from the Selling Agents and the Purchaser(s) will be obliged to take on the Agreement.

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. Alternatively the Vendor will consider enhanced offers excluding a development clause, so that the Purchaser(s) would benefit from the full value from any future alternative use.

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

Easements, Wayleaves and Rights of Ways

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

Sporting/Timber/Mineral Rights

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

Viewing

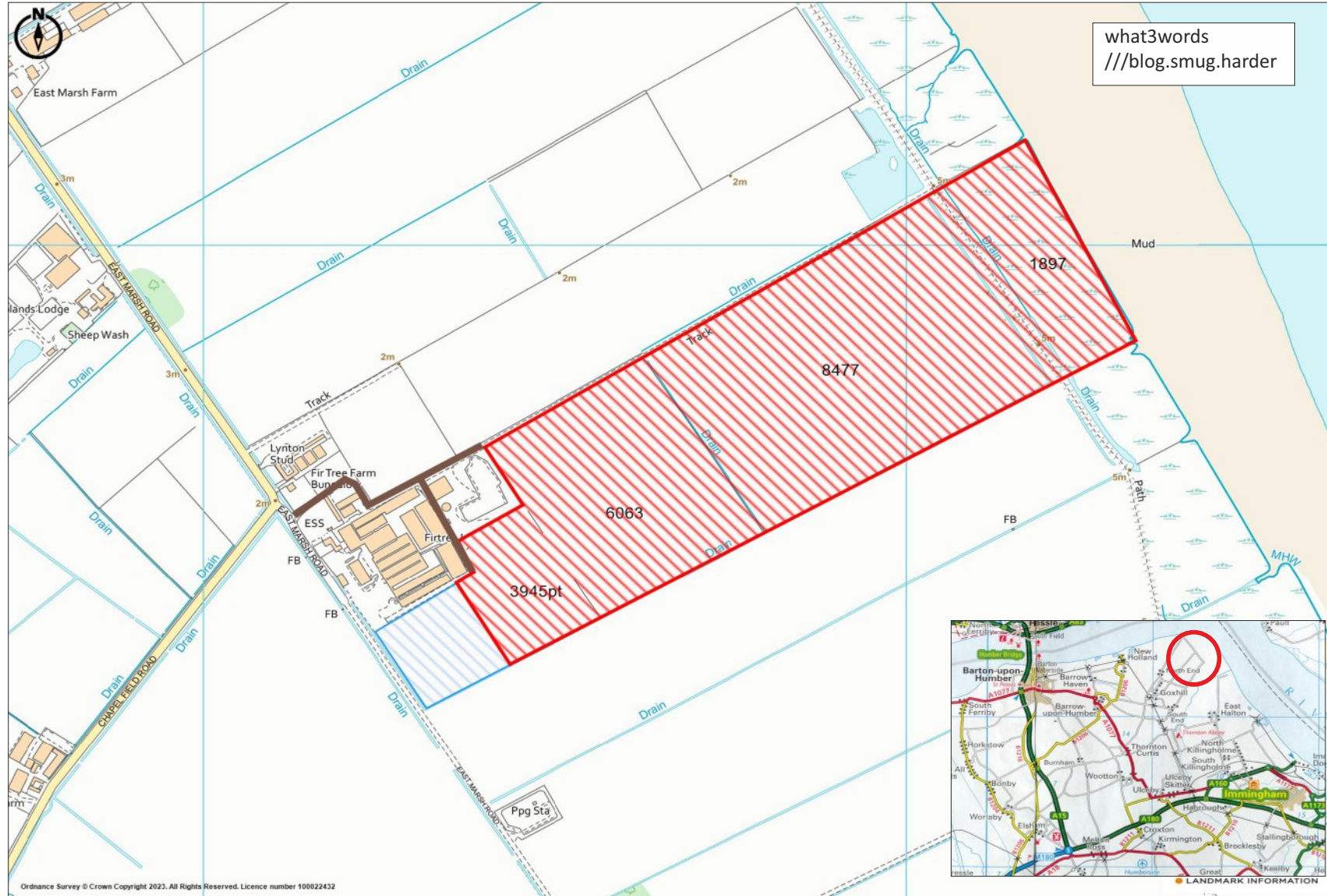
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

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 information detailed on the enclosed Tender Form in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name, address and contact telephone number of Purchaser(s).
3. Confirm full name, 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 Goxhill Tender"
6. Submitted no later than **12 noon Friday 29 September 2023.**

LOCATION & SITE PLAN



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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.
- (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.

