

## MILL ROAD, CROWLE

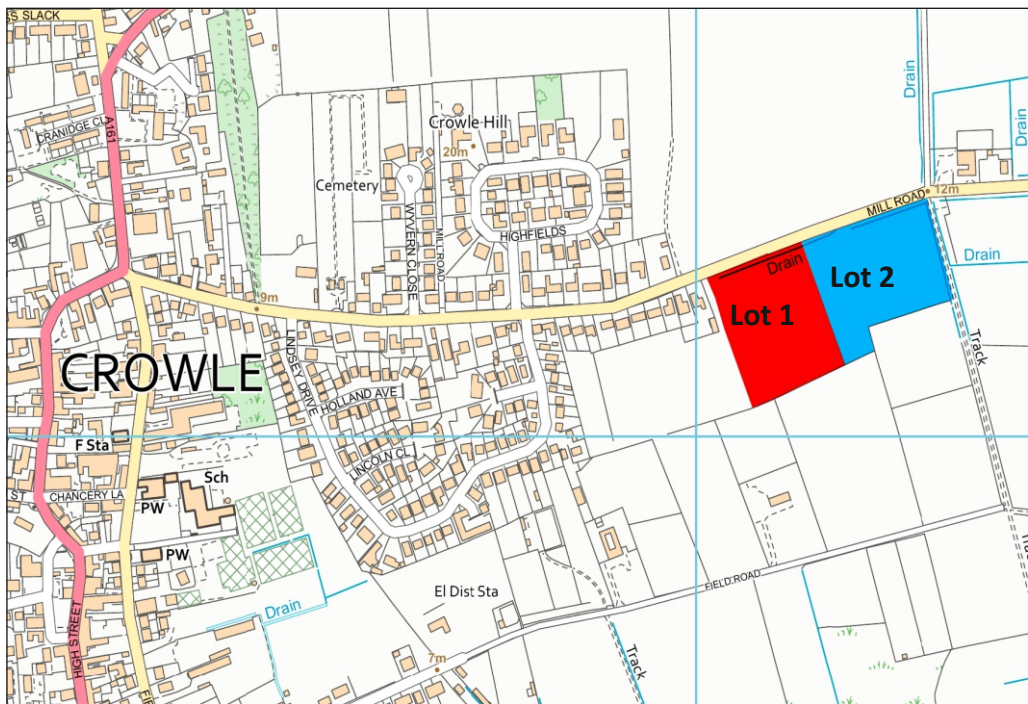
### NORTH LINCOLNSHIRE

(Epworth 5.5 miles, Scunthorpe 9 miles, Goole 11 miles)

# 8.01 ACRES

(3.24 hectares) or thereabouts

## GRADE 2 ARABLE LAND



**FOR SALE AS A WHOLE OR IN UP TO TWO LOTS**

**BY INFORMAL TENDER**

**CLOSING DATE 12 NOON FRIDAY 25 JUNE 2021**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

#### **Solicitors**

Symes Bains Broomer  
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Laneham Street  
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Tel: 01724 281616  
Fax: 01724 280678  
Ref: Helen Barton  
E-mail: [helen.barton@sbbllaw.com](mailto:helen.barton@sbbllaw.com)



#### **Selling Agents**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG, DN20 8HS  
Tel: 01652 653669  
Fax: 01652 653311  
DX: 24358 BRIGG  
Ref: Charlotte Martinson  
E-mail: [charlotte.martinson@ddmagriculture.co.uk](mailto:charlotte.martinson@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Location

The land is situated to the east of the village of Crowle and immediately to the south of Mill Road. The market town of Epworth lies approximately 5.5 miles to the south.

### Description

The land comprises a single good shaped arable field with road frontage onto Mill Road, which extends to approximately 8.01 acres (3.24 hectares). 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.

Lot 1 - 4.00 acres (marked in red on the Plan)

Lot 2 - 4.01 acres (marked in blue on the Plan)

The soils are identified by the Soil Survey of England and Wales as being from the "Blacktoft" association with their characteristics described as "deep stoneless permeable calcareous fine and coarse silty soils. Some calcareous clayey soils. The land is suitable for "sugar beet, potatoes and cereals, some field vegetables and horticultural crops" which is typical of the area.

### Basic Payment Scheme

The land is registered on the Rural Payments Agency Land Register and has been used to activate Basic Payment Scheme entitlements. The Occupier has made, and will retain, the Basic Payment Scheme claim for the 2021 season.

### Tenure and Possession

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

### Development Clause

The land is offered for sale subject to a development clause whereby 30% of any uplift in value (resulting from an alternate use), in excess of the existing value, is reserved to the owner for a period of 30 years, commencing from the date of completion. Alternatively the Vendor will consider offers excluding a development clause.

### Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board  
Assessable Area 3.375 hectares  
Annual Value £351.00

### 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 to the land will be permitted for the prospective Purchaser(s) prior to completion, subject to clearance of the current crop.

### 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, 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 in possession of a set of these particulars.

### Method of Sale

The land is offered for sale as a **whole or in up to two Lots 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 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**".
6. Submitted not later than **12 noon on Friday 25 June 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 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 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.