



Lot 2

Lot 3

Access

ARABLE AND GRASS LAND, SCOPWICK, LINCOLNSHIRE
82.18 Acres (33.26 Hectares) AVAILABLE IN THREE LOTS



SCOPWICK, near LINCOLN

(Lincoln 5 miles, Sleaford 9 miles)

HIGHLY PRODUCTIVE ARABLE AND GRASS LAND

82.18 Acres (33.26 Hectares)
or thereabouts

**FOR SALE BY PRIVATE TREATY
AS A WHOLE OR IN UP TO THREE LOTS**

Introduction

The property comprises three useful blocks of land situated to the south of the village of Scopwick in the district of North Kesteven, Lincolnshire. The land in total extends to approximately 82.18 acres, which is split into three Lots, giving the opportunity to acquire productive arable land, or potential paddock land, for those with equestrian interests. The Seller may be prepared to consider further sub-division of the respective Lots.

Location

The village of Scopwick lies approximately five miles to the south of the Cathedral City of Lincoln. The market town of Sleaford lies approximately nine miles to the south.

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Tori Heaton

E-mail: tori.heaton@ddmagriculture.co.uk

Description

Lot 1 has the benefit of extensive frontage to the B1188 highway, with Lots 2 and 3 being accessed via a right of way (as shown coloured brown on the Site Plan) off both the B1188 and the B1191 highways.

The land is classified as being Grade 3 on Sheet 113 of the Provisional Land Classification Maps as historically published by the Ministry of Agriculture Fisheries and Food.

The Soil Survey of England and Wales identifies the soils as being from the "Aswarby" association with their characteristics described as "shallow permeable calcareous fine loamy soils over limestone, some affected by groundwater" with the cropping stated to be suitable for "cereals, sugar beet and potatoes".



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Basic Payment Scheme

All of the land is registered on the Rural Payments Agency Rural Land Register and has been used to activate entitlements under the Basic Payment Scheme. The Seller has claimed and will retain the 2023 Basic Payment and any subsequent payments based on previous entitlements and historical claims. The Purchaser will indemnify the Seller against any non-compliance from the date of completion.

All Lots are offered for sale excluding Basic Payment Scheme entitlements, but these may be available by separate negotiation, if required.

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Tenure and Possession/Early Entry

The land is offered for sale freehold with the benefit of vacant possession on completion. If applicable, early entry is available subject to the payment of a double deposit of 20%.



Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Buyer(s) shall indemnify the Seller for any VAT which may subsequently be payable

Environmental Stewardship - Higher Level Stewardship (HLS) Agreement

All of the land is currently in a HLS Agreement with Natural England until February 2028.

Outgoings

Environment Agency General Drainage Charge 2023/2024 - £3.92 per hectare.

Easements, Wayleaves & Rights of Way

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

Plans, Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Buyer(s) will be deemed to have satisfied themselves of the land and schedules.

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 three Lots by Private Treaty (private negotiation). Interested parties are invited to speak to Tori Heaton (07970 126304) of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.

Important Notice

DDM Agriculture and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations to tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

82.18 Acres (33.26 Hectares) Scopwick, Lincolnshire

