



**BARROW UPON HUMBER, NORTH LINCOLNSHIRE**  
**82.38 Acres (33.34 Hectares)**



# BARROW UPON HUMBER NORTH LINCOLNSHIRE

## HIGHLY PRODUCTIVE GRADE 2 ARABLE LAND

**82.38 Acres (33.34 Hectares) or thereabouts**  
(Scunthorpe 19 miles, Humber Bridge 5 miles)

**FOR SALE AS A WHOLE BY INFORMAL TENDER**

**CLOSING DATE:**

**12 NOON FRIDAY 03 SEPTEMBER 2021**



### Introduction

An increasingly rare opportunity to acquire 82.38 acres (33.34 hectares) of highly productive Grade 2 arable land situated in the County of North Lincolnshire. The land is situated to the north of Caistor Road, Barrow upon Humber. The town of Barton upon Humber lies approximately three miles to the north west and the village of Barrow upon Humber lies approximately two miles to the north east.



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**JH Pickup & Co**

### Selling Agents

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

Ref: **Tori Heaton**

E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)

## **82.46 acres, (33.37 hectares) Arable Land, Barrow upon Humber**

### **Description**

The land extends to approximately 82.38 acres, which is split into two good sized arable fields (shown coloured red on the site plan).

The land is classified as being Grade 2 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 majority of the soils to be from the "Hunstanton" association with their characteristics described as "deep well drained often reddish fine and coarse loamy soils. Some similar calcareous soils over chalk" and as suitable for "cereals, potatoes and sugar beet; some field vegetables".

The field sizes are all well suited to modern commercial farming practices and benefit from good access.

The land offers an excellent and increasingly rare opportunity to acquire a highly productive block of North Lincolnshire Wold Land.

### **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 2021 and 2022 claim will be retained by the outgoing tenant.

It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration, for the 2023 scheme year.

Extracts of the 2021 BP5 application form and the relevant LPIS maps are available on request from the Selling Agents. Purchasers 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.

### **Tenure and Possession**

The land is sold subject to the existing Farm Business Tenancy Agreement. The necessary notice has been served to terminate the agreement on 30 September 2022.

The Purchaser(s) will receive the rent from the date of completion of purchase to the end date. A right of early entry or holdover may be required in respect of the 2022 harvest.

### **Nitrate Vulnerable Zone**

The land all lies within a designated Nitrate Vulnerable Zone.

### **Environmental Stewardship**

The land is not currently entered into any Environmental Stewardship or Countryside Stewardship scheme.

### **Outgoings**

Environment Agency General Drainage Charge of £2.79/ha.

### **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.

We understand there is a wayleave in place with Northern Powergrid (Yorkshire) Plc in respect of the overhead line that crosses Field No 8981pt.

### **Tenantright**

There will be no tenantright payable in addition to the purchase price.

### **Sporting/Timber Rights**

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

### **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

### **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 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 of Purchaser.
3. Confirm full name and address 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 Barrow upon Humber Tender**".
6. Submitted not later than **12 noon on Friday 03 September 2021**.

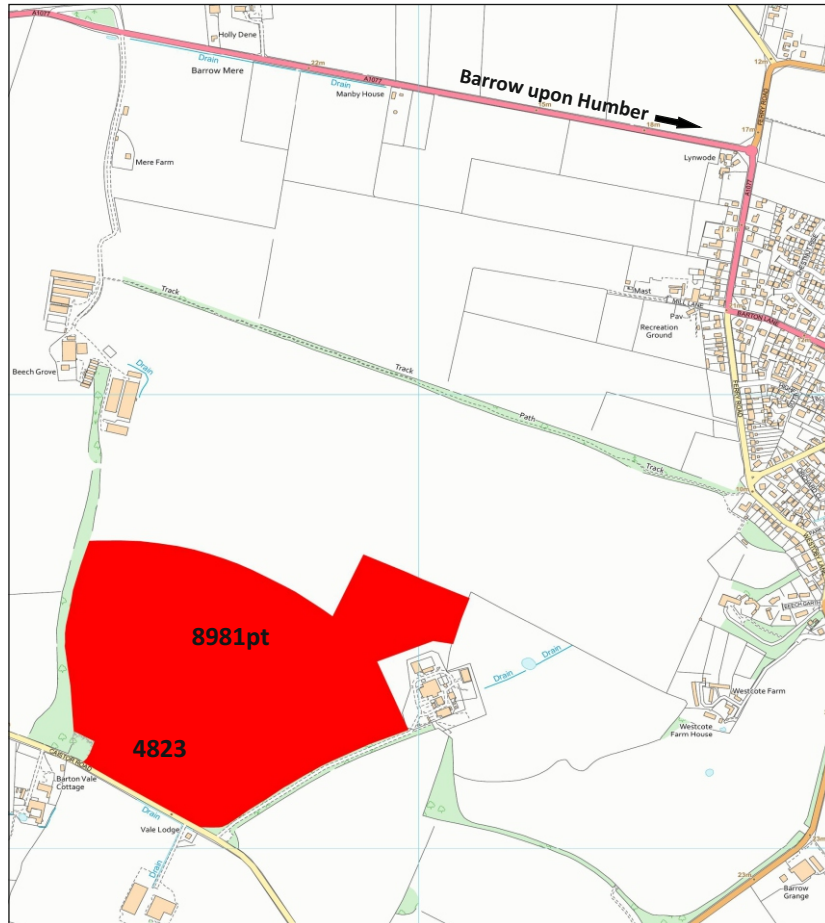
To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.



Important Notice

DDM Agriculture for themselves and the 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 tenant(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.

## 82.38 acres (33.34 hectares) Arable Land, Barrow upon Humber



### SCHEDULE & BACK CROPPING

RLR Field No.	Description	RLR Area		2021	2020	2019	2018	2017
		Acres	Hectares					
8981pt	Arable	54.71	22.14	Potatoes	Winter Wheat	Winter Wheat	Vining Peas	Winter Wheat
4823	Arable	27.67	11.20	Winter Wheat	Sugar Beet	Oilseed Rape	Winter Wheat	Winter Wheat
	<b>TOTAL</b>	<b>82.38</b>	<b>33.34</b>					