



AGRICULTURE

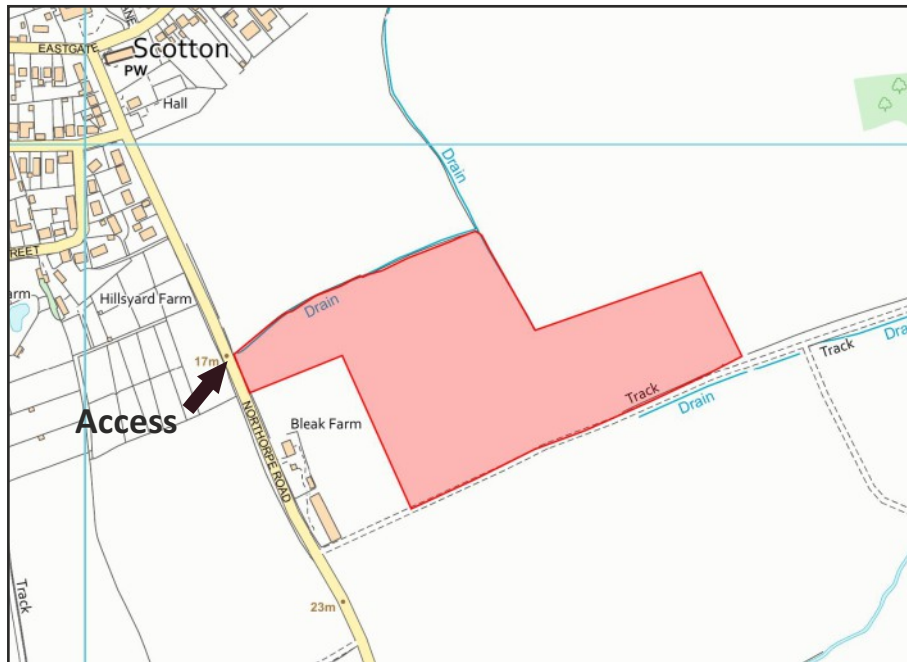
SCOTTON GAINSBOROUGH

(Scunthorpe 9 miles, Gainsborough 9 miles, Brigg 12 miles)

20.00 ACRES

(8.10 hectares) or thereabouts

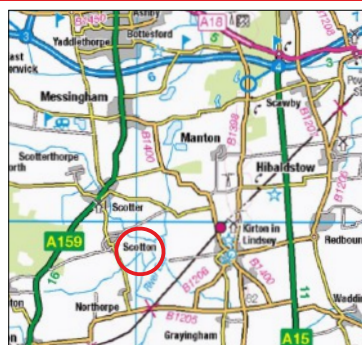
PRODUCTIVE ARABLE LAND



FOR SALE BY PRIVATE TREATY
GUIDE PRICE:- £180,000.00
FREEHOLD WITH VACANT POSSESSION

Solicitor

Sills & Betteridge LLP
Aquis House
18-28 Clasketgate
LINCOLN
LN2 1JN
Tel: 01522 542211
Ref: Raj Blackburn
E-mail: rblackburn@sillslegal.co.uk



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS
Tel: 01652 653669
Ref: Cecilie Lister
E-mail: cecilie.lister@ddmagriculture.co.uk

General Remarks and Stipulations

Introduction

DDM Agriculture has the pleasure of offering to the market a versatile block of commercial arable land situated on the southern side of the village of Scotton. The land in total extends to approximately 20.00 acres, giving the opportunity to acquire some productive arable land. The land is offered for sale as a whole.

Location

The land lies on the west side of Northorpe Road, on the southern outskirts of the village and civil parish of Scotton, approximately 2 miles to the south of the large village and civil parish of Scotter, within the West Lindsey district of Lincolnshire.

The land is accessed from Northorpe Road, as shown on the plan.

Description

The land is classified as being Grade 3 on Sheets 104 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 "Wigton Moor" association, with their characteristics described as "Permiabie fine and coarse lomy soils variable affected by groundwater, the drier soils being on slightly raised sites. Generally flat land" and as suitable for "Cereals sugar beet, potatoes; some grassland".

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

Tenantright/Dilapidations

There will be no tenantright payable nor will there be any consideration or allowance made whatsoever for dilapidations or any other deductions.

Basic Payment Scheme

With the introduction of the De-Linked Payment Scheme, there are no BPS entitlements available with the sale.

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 details 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 by Private Treaty.

Interested parties are invited to speak to Cecilie Lister on 07733 706292 or the Selling Agents' offices on (01652) 653669 to discuss their interest.

Backcropping

Area (Acres)	2024	2023	2022	2021	2020
20.00	Spring Barley	Spring Beans	Winter Wheat	Winter Barley	Fallow

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 including BPS 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.
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