

# **EAST LOUND, HAXEY**

## **NORTH LINCOLNSHIRE**

(Doncaster 14 miles, Gainsborough 11 miles)

# **17.37 ACRES**

(7.03 hectares) or thereabouts

## **PRODUCTIVE ESTABLISHED GRASS LAND**



**LOT 2 AND 3 STILL AVAILABLE FOR SALE BY PRIVATE TREATY**  
**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

**Solicitors**

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**Selling Agents**

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## General Remarks and Stipulations

### Location

The land is all situated around the hamlet of East Lound, which itself lies approximately one mile to the east of Haxey within the Isle of Axholme.

### Description

The land comprises four established grass fields with Lots 1 and 4 having road frontage onto the Haxey to Owston Ferry road and Lots 2 and 3 being accessed via a track from the eastern side of the hamlet.

The land is classified as being part Grade 2 and part Grade 3 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales as historically produced by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being almost entirely from the "Brockhurst 2" association with their characteristics described as "reddish fine loamy over clayey and clayey soils" and as suitable for "winter cereals and short term grassland".

There is a mains water supply to the water trough within Lot 4.

### Schedule

LOT NUMBER	RLR FIELD NUMBER	DESCRIPTION	AREA (ACRES)	AREA (HECTARES)	BPS CLAIMABLE AREA (HECTARES)
1 (Red)	SOLD SUBJECT TO CONTRACT				
2 (Blue)	3556	Temporary Grass	3.93	1.59	1.59
3 (Yellow)	2477	Temporary Grass	3.95	1.60	1.59
4 (Orange)	SOLD SUBJECT TO CONTRACT				
		TOTAL	17.37	7.03	7.02

### Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Basic Payment Scheme entitlements. The Vendor has made, and will retain, the Basic Payment Scheme claim for the 2019 season.

It is intended that there will be a permanent transfer of appropriate number of entitlements to the Purchaser(s) for the purpose of the Basic Payment Scheme, as part of the agreed consideration following completion.

A copy of the 2019 BP5 application form and relevant LPIS maps are available for inspection at the Selling Agent's office by prior appointment or can be e-mailed out on request. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement within these particulars is given in good faith but carries no warranty.

### Tenure and Possession

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

LOT NUMBER	ASSESSABLE AREA	ANNUAL VALUE	2019/2020 DRAINAGE RATES
1	SOLD SUBJECT TO CONTRACT		
2	3.90 Acres	£164	£23.06
3	3.96 Acres	£166	£23.34
4	SOLD SUBJECT TO CONTRACT		

## Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board.

## 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 on to the land will be permitted for the prospective Purchaser(s) prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

## 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 & 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.

There is a wayleave agreement with Northern Powergrid (Yorkshire) plc in respect of the overhead lines and associated poles which cross Lot 3. There is a Severn Trent Water Limited mains sewer crossing Lots 3 and 4.

## Viewing

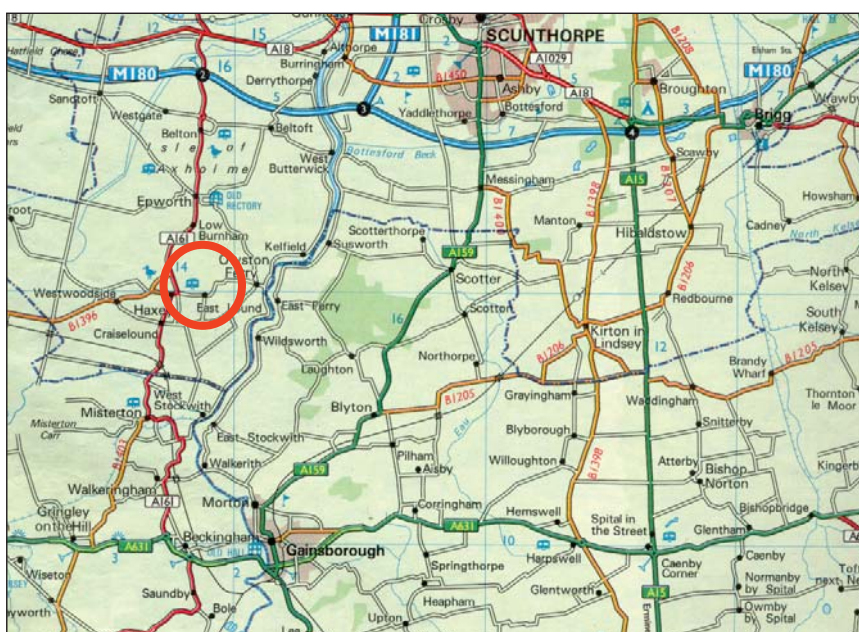
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

## Method of Sale

Lots 2 and 3 are now offered for sale by Private Treaty. Interested parties are invited to speak to Andrew Houlden of the Selling Agents on 07970 126303 or contact the office on (01652) 653669 to discuss their interest.

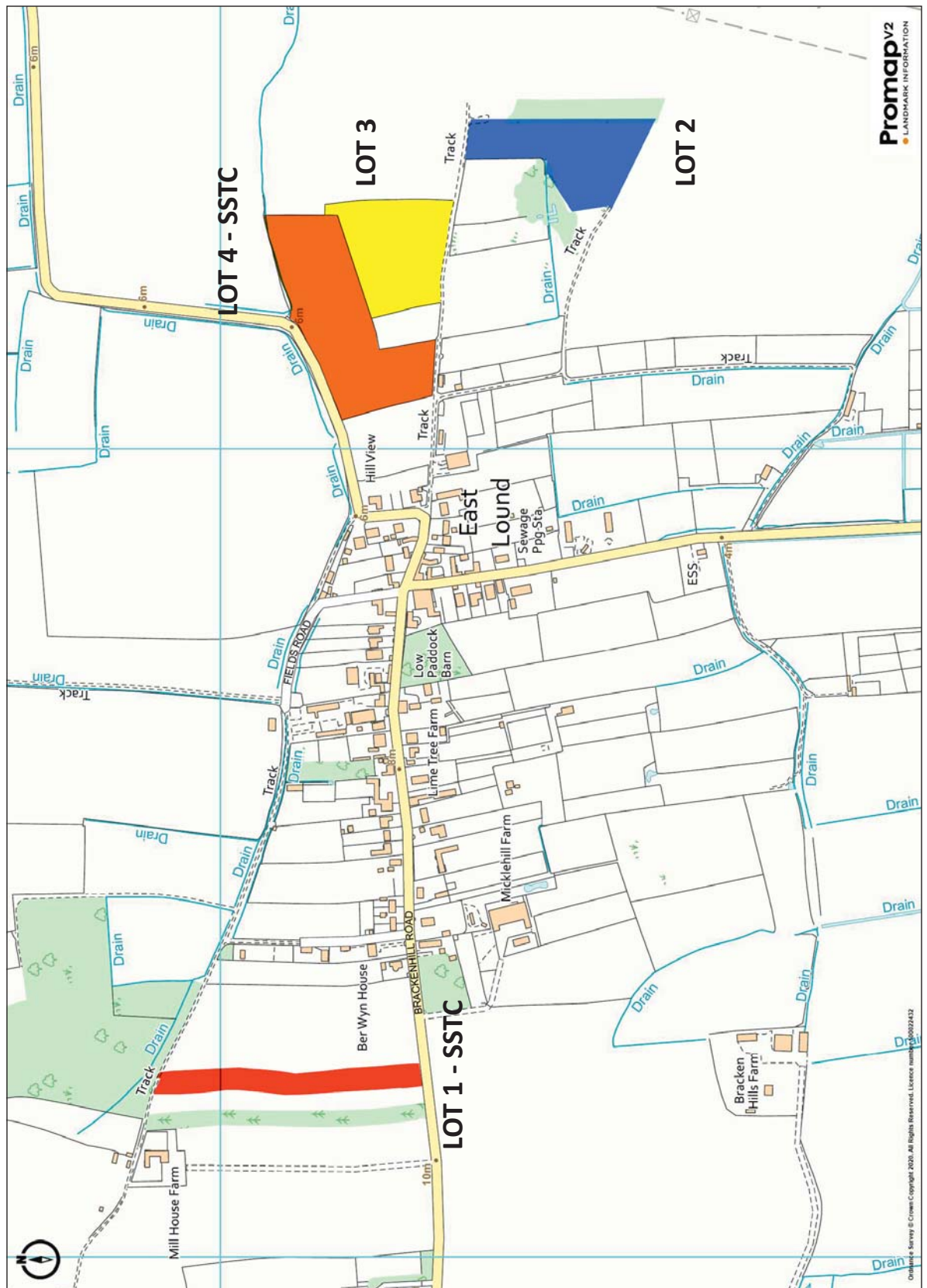
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## LOCATION PLAN





**SITE PLAN  
FOR IDENTIFICATION PURPOSES ONLY**



**Important Notice**

DDM Agriculture for themselves and the Vendors of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, 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, 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 land.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: AH/SJP/BR-20/008  
Amended 10 March 2020