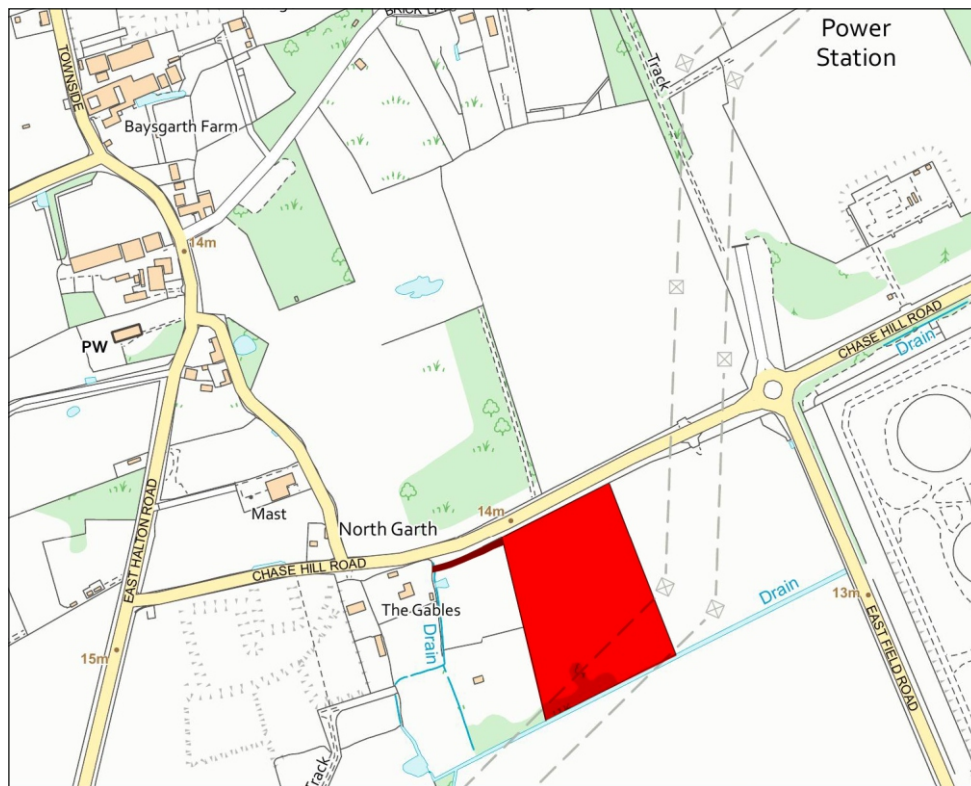


CHASE HILL ROAD, EAST HALTON NORTH LINCOLNSHIRE

(Barton upon Humber 10 miles, Grimsby 13 miles)

5.92 ACRES GRASSLAND

(2.40 hectares) or thereabouts



FOR SALE AS A WHOLE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Symes Bains Broomer
2 Park Square
Laneham Street
SCUNTHORPE, DN15 6JH
Tel: 01724 281616
Fax: 01724 280678

Ref: Helen Barton
Email: helen.barton@sbbllaw.com



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Fax: 01652 653311

Ref: Tony Dale
E-mail: tony.dale@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is situated to the south of Chase Hill Road on the outskirts of the village of East Halton. The town of Barton upon Humber lies approximately ten miles to the north west and the town of Grimsby lies approximately thirteen miles to the south east.

Description

The land comprises a single good shaped permanent grassland field with road frontage onto Chase Hill Road. The land extends to approximately 5.92 acres (2.40 hectares). The land is classified as being Grade 3, 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.

The soils are identified by the Soil Survey of England and Wales as being from the "Holderness" association with their characteristics described as "clayey alluvial soils" and as suitable for cereals and/or grassland 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.

The BPS entitlements are available for sale by separate negotiation from the current occupier (2.20 no. of entitlements).

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.

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

There is a right of way marked brown on the site plan, which identifies the right of access to the field, over land owned by a third party. There is also an easement held in favour of Uniper for a gas pipeline.

The property is sold subject to all other 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** by **Private Treaty**. Interested parties are invited to speak to Tony Dale of the Selling Agents on 07970 126302 or contact the office on (01652) 653669 to discuss their interest.



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.