



**LAND AT GREENLANDS FARM, STALLINGBOROUGH ROAD, KEELBY
GRIMSBY, DN41 8JD
183.82 acres (74.39 hectares)**



LAND AT GREENLANDS FARM

Stallingborough Road, Keelby, Grimsby, DN41 8JD

(Immingham 3 miles, Grimsby 8 miles, Humber Bridge 20 miles).

- 183.82 acres (74.39 hectares)
- Highly productive Grade 3 arable land

FREEHOLD WITH VACANT POSSESSION

FOR SALE AS A WHOLE OR IN UP TO FIVE LOTS BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 06 AUGUST 2021



Introduction

An increasingly rare opportunity to acquire 183.82 acres (74.39 hectares) of highly productive Grade 3 predominantly arable land situated between the village of Keelby and town of Immingham, in the County of North East Lincolnshire.

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GENERAL REMARKS & STIPULATIONS

Location

All of the land is situated between the village of Keelby and town of Immingham, in the County of North East Lincolnshire. The sea port of Great Grimsby lies approximately eight miles to the east and the city of Lincoln lies approximately thirty seven miles to the southwest.

Introduction

The sale of this land offers an excellent opportunity to acquire several blocks of highly productive arable land, a small parcel of amenity woodland and some grazing land. All of the lots benefit from good access and field sizes which lend themselves to modern commercial farming methods. The whole farm extends to 183.82 acres (74.93 hectares) or thereabouts.

The Farm Land

The land is all classified as being Grade 3 on Sheet 105 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 "fine loamy soils with strips of clayey alluvial soils" and as ideally suited to cereal production.

The vast majority of the land is used for arable cropping, with some permanent pasture and some amenity woodland.

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 claim will be retained by the Vendors.

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, following completion.

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/Early Entry

The land is owned freehold and is being sold with the benefit of vacant possession on completion. If applicable, early entry is available subject to the payment of a double deposit of 20% and after clearance of the current crops.

Environmental Stewardship

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

Tenantright/Dilapidations

It is intended that the Vendors will harvest the 2021 crops and, therefore, no tenantright is payable in addition to the purchase price.

Field Schedule and Back Cropping

A schedule of the land and back cropping is detailed at the back of these particulars.

Nitrate Vulnerable Zone

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

Holdover

The right of holdover will be reserved on part of field 8069 for the purposes of holding a machinery auction until 1st May 2022. A plan showing the identified holdover area is available in the data room. Holdover will also be reserved for harvest of the 2021 crops, if necessary.

Drainage

The land is believed to be under-drained with an ageing drainage system. Drainage plans are available for some of the fields from the Selling Agents.

Value Added Tax (VAT)

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

Sporting and Mineral Rights

All mineral and sporting rights are included in the sale.

Wayleaves, Easements and Rights of Way

The farm is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sale particulars or not. However, in particular it should be noted that the following apply:

- There is an easement held in favour of P66 for a high pressure pipeline which crosses Lot 2.
- There is a Lease held in favour of Orsted for two mains which cross Lot 3.
- There is a notional easement held in favour of Anglian Water for a two mains which cross Lot 1 and Lot 3.
- There are National Grid pylons in Lot 1 - field 5946 and Lot 3 - field 0122, held on an Easement.
- There is a public footpath that runs along the boundary of Lots 4 and 5, running parallel with the railway line.
- There is a right of way in favour of the owners of Gatehouse Farm Bungalow & Gatehouse Farm along the track from the B1210 Stallingborough Road to Lot 5.

Plans, Areas and Schedules

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

Restrictive Covenant

Lots 1, 2 to 3 are sold subject to a restrictive covenant, being for agricultural use only and part of Lot 1 (field numbers 5946, 6859 & 8069) and Lot 3 will also be sold subject to a covenant preventing the land being used to accommodate farm/commercial buildings and a restriction against all livestock production (including poultry) or storage of FYM/waste products. (Spreading is permitted)

Development Clause

Lot 4 is sold subject to an overage clause whereby 30% of any uplift in value in excess of its existing values, resulting from a change of use, is reserved to the Vendors, for a period of 30 years from the date of completion.

Viewings

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

Method of Sale

The farm is offered for sale as a whole or in up to five Lots by Informal Tender. The Vendors do 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 Greenlands Farm Tender”**.
6. Submitted not later than **12 noon on Friday 06 August 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 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 or other consents and DDM Agriculture have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

THE LAND

Lot 1

The land associated with Lot 1 is situated to the northern side of Stallingborough road and shaded pink on the Site Plan. The land is all accessed via the green lane/bridleway that runs from Stallingborough Road long the southern boundary of field 5946. This lot comprises four regularly shaped fields, with field 5859 being down to permanent pasture and in all totals 53.05 acres (21.47 ha) or thereabouts. There is a national grid pylon in field 5946.

Lot 2

The land associated with Lot 2 totals 37.93 ac (15.35 ha) or thereabouts and is shaded green on the Site Plan. The land is accessed via the green lane/bridleway directly from Stallingborough Road. The track to the south of field 2342 is owned and there is a right of access in favour of Granville Farm. Lot two includes a small parcel of amenity woodland to the north.

Lot 3

The land associated with Lot 3 is shaded blue on the Site Plan comprising two fields and is accessed directly from the Stallingborough Road and totals 38.28 acres (15.49 ha) or thereabouts.

Lot 4

The land associated with Lot 4 comprises three triangular shaped fields, situated to the west of Stallingborough Interchange on the A180 and shaded yellow on the Site Plan. Access to field 5450 is either via the entrance immediately after the Little London Crossing on Stallingborough Road, or from the A1173 Mathew Ford Way. Access to field 7170 is from the A1173 Mathew Ford Way and field 1564 benefits from two accesses via the B1210 Stallingborough Road.

Lot 5

Lot 5 totals 6.55 acres (2.65 ha) or thereabouts and is shaded purple on the Site Plan. The land comprises a number of grass paddocks which are fenced. The paddocks benefit from a mains water supply from the adjoining residential property. Interested parties should make their own enquiries regarding the continuation of this supply. Access to the land is via a farm road, part of which is owned by the Vendors.

Further Information

Further information is available to view in our Data Room, via our website, upon request.
www.ddmagriculture.co.uk



GREENLANDS FARM LAND SCHEDULE AND BACK CROPPING

Parcel ID	Area	RPA Total Area	RPA Eligible Area	BACK CROPPING SCHEDULE				
	Acres	Hectares	Hectares	2021	2020	2019	2018	2017
Lot 1								
TA 1711 5384	11.24	4.55	4.55	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat
TA 1711 5946	15.25	6.17	6.17	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat
TA 1711 6760pt	12.31	4.98	4.98	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
TA 1711 8069pt	14.28	5.77	5.77	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat
	53.08	21.47	21.47					
Lot 2								
TA 1711 0146	13.32	5.39	5.39	Winter Wheat	Spring Wheat	Winter Wheat	Winter Barley	Winter Wheat
TA 1711 1066	9.71	3.93	3.85	Winter Wheat	Spring Wheat	Winter Wheat	Winter Barley	Winter Wheat
TA 1711 2142	14.90	6.03	5.94	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat
	37.93	15.35	15.18					
Lot 3								
TA 1711 9923	25.08	10.15	10.08	Winter Wheat	Spring Wheat	Winter Wheat	Winter Barley	Winter Wheat
TA 1811 1242	13.20	5.34	5.34	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat
	38.28	15.49	15.42					
Lot 4								
TA 1812 1564	29.01	11.74	11.66	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Oilseed Rape
TA 1812 5450	8.52	3.45	3.45	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Oilseed Rape
TA 1812 7170	10.48	4.24	4.24	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Oilseed Rape
	48.01	19.43	19.35					
Lot 5								
TA 1712 7264	1.09	0.44	0.44	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
TA 1712 7966	1.46	0.59	0.59	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
TA 1712 9262	4.00	1.62	1.62	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
	6.55	2.65	2.65					
TOTAL	183.82	74.39	74.07					

Greenlands Farm

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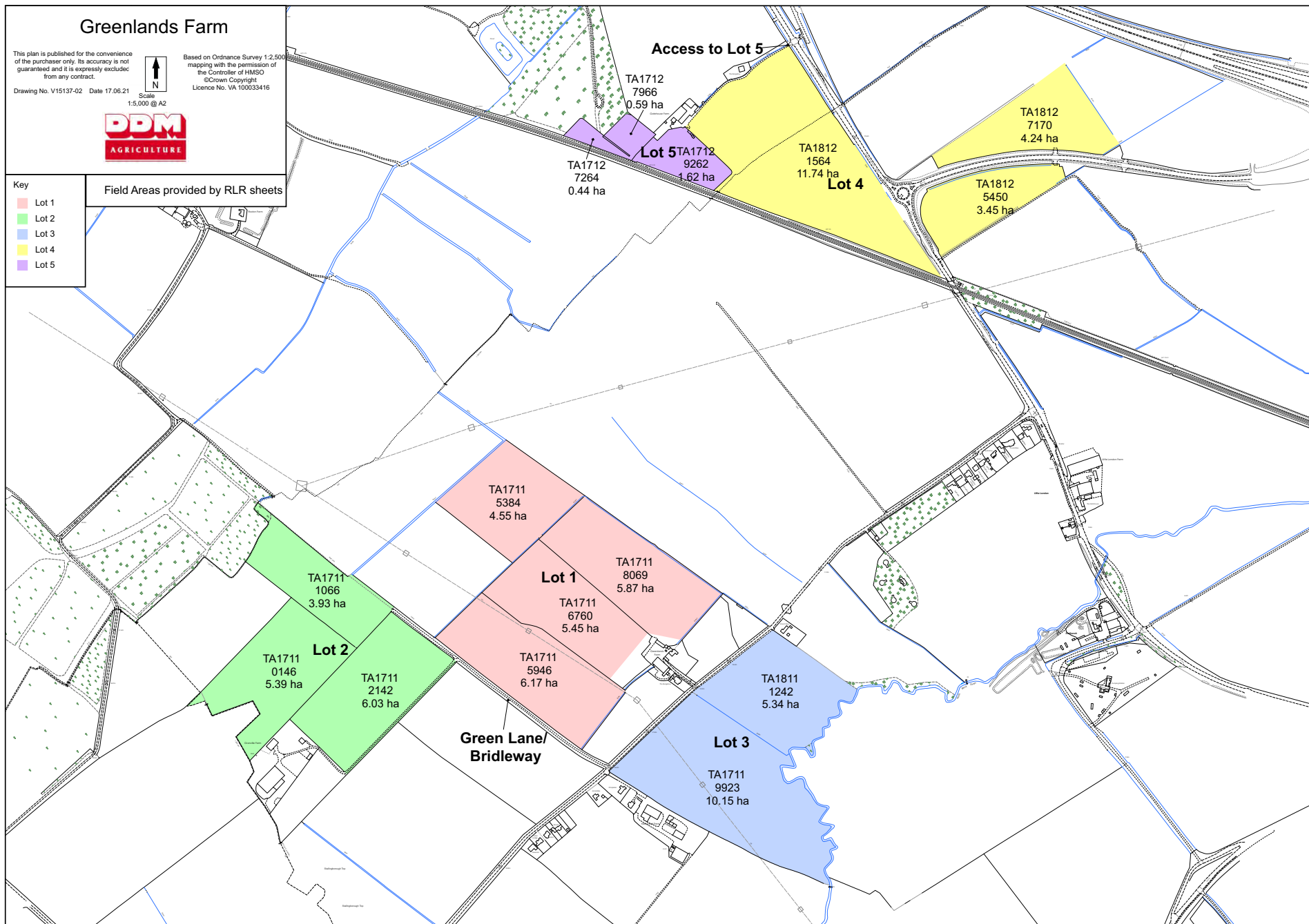
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Key

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5

Field Areas provided by RLR sheets





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