

LAND AT CROSBY LE MOOR FARM, GUNNESS

SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 8TX

(Scunthorpe M181 - 1 mile, M180 Junction 3 - 5 miles, Humber Bridge - 18 miles)

238.67 Acres (96.59 Hectares)

HIGHLY PRODUCTIVE ARABLE LAND / STRATEGIC LAND OPPORTUNITY

FOR SALE AS A WHOLE OR IN UP TO THREE LOTS BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 19 SEPTEMBER 2025

Solicitors

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Selling Agents

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BRIGG, DN20 8HS
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General Remarks & Stipulations

Location

The land at Crosby le Moor Farm, near Gunness, Scunthorpe, comprises two principal blocks of arable land with access gained directly from Neap House Road (Lot 1) and Station Road (Lot 2), both of which connect directly with the B1216, in turn linking to Doncaster Road and to the Scunthorpe roundabout on the A1077 Orbital Road.

The land is situated on the western periphery of the town of Scunthorpe with excellent road links to the national motorway network. The Humber Bridge is located eighteen miles to the north east providing excellent access to the north. The M181 and M180 motorway network is highly accessible, being only one mile from the property.

Description

The land offered for sale offers an excellent opportunity to acquire not only a highly productive block of Grade 2 arable land, but also the opportunity to acquire land that is strategically located in terms of future development potential.

Crosby le Moor Farm, Gunness, extends to approximately 238.67 acres (96.59 hectares) and is offered for sale as a whole or in three Lots (as shown coloured red, blue and green on the Site Plan).

The land is classified as being predominantly Grade 2 land by the Agricultural Land Classification Maps. The Soil Survey of England and Wales identifies the soils as being from the "Blacktoft" association and their characteristics described as "deep stoneless permeable calcareous fine and coarse silty soils, some calcareous clayey soils" and as suitable for "sugar beet, potatoes and cereals, some field vegetables" which is typical of the area.

Planning Potential

The land is currently located within the Lincolnshire Lakes Area Action Plan (adopted 2016). The land is strategically located between the River Trent and the industrial town of Scunthorpe. To the north-east lies the site of the recently consented North Lincolnshire Green Energy Park energy-from-waste project within the Flixborough Industrial area. Land to the west and south forms part of the allocations within the withdrawn 2024 Emerging Local Plan, while to the south is the site of the proposed urban extension, known as the Lincolnshire Lakes development, which currently includes planning approval for 2,500 new homes.

Development Clause

Lots 1 and 2 are offered for sale subject to a development clause whereby 30% of any uplift in value (resulting from a change of use) in excess of agricultural value, is reserved to the current Seller for a period of 30 years, commencing from the date of completion. The Seller will also consider enhanced offers for Lots 1 and 2 with no development clause attached, so that the Buyer(s) would benefit from the full value of any future alternative use.

Back Cropping/Nitrate Vulnerable Zone

Details of the last five years back cropping are available in the Data Room. The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Tenantright/Dilapidations

It is intended that the current agricultural Tenant will harvest the 2026 crops and vacate the farm in September 2026. There will be no tenantright payable in addition to the purchase price.

Sporting Rights/Timber & Minerals

Sporting, timber and mineral rights are included in the sale insofar as they are owned.

Residential Property - 61 Station Road, Gunness (Lot 3)

61 Station Road is a three bedroom semi-detached house, comprising sitting room/diner, kitchen, two double and one single bedroom and a family bathroom. Further details are available from the Selling Agents.

Tenure & Possession

The agricultural land is offered for sale freehold subject to an existing Farm Business Tenancy which terminates on 30 September 2026. Notice to Quit has been served on the current Tenant.

61 Station Road is occupied under the terms of a written Assured Shorthold Tenancy agreement (AST).

Copies of the FBT agreement and AST are available in the Data Room.



General Remarks & Stipulations

Easements/Wayleaves/Rights of Way

There are wayleaves held in favour of Northern Powergrid in respect of wooden poles and seven 132kV pylons crossing Lot 1 and wooden poles only crossing Lot 2. There are signed Heads of Terms for an option/lease agreement held in favour of North Lincolnshire Green Energy Park Limited for pipes and cables crossing Field RLR number 1212. There is a single farm track facilitating Lot 1 and two access tracks, over which there are third party rights, providing access to Lot 2.

The land is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

Data Room

Online access to a Data Room can be provided upon request. This provides further details including Back Cropping, Wayleave Agreements, Tenancy Agreements and other general property information.

Schedule

RLR Field No.	Description	Land Registry Area (Hectares)	Land Registry Area (Acres)	RLR Eligible Area (Hectares)
Lot 1 – Crosby le Moor (as coloured Red on the Site Plan)				
8180	Arable	7.72	19.08	7.72
6470	Arable/Track	4.05	10.01	4.05
8326	Arable	15.01	37.09	14.84
1212	Arable	35.64	88.07	35.64
9374	Arable	14.49	35.80	14.37
		76.91	190.05	76.62
Lot 2 – Land at Gunness (as coloured Blue on the Site Plan)				
5233	Arable/Track	5.35	13.22	5.34
1138	Arable	5.85	14.46	5.85
1230	Arable	8.44	20.86	8.19
		19.64	48.54	19.38
Lot 3 – Residential Property (as coloured green on the Site Plan)				
-	Residential Property	0.04	0.09	
	TOTAL	96.59	238.67	est 96.00

Value Added Tax (VAT)

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

Plans, Areas and Schedules

Plans attached to these particulars are based on data provided by the HM Land Registry and the Ordnance Survey and are for reference only. The Buyer(s) will be deemed to have satisfied themselves of the land.

Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars. Lot 3 can only be viewed strictly by appointment with the Selling Agents.

Method of Sale

The land is offered for sale as a **whole** or in up to **three** Lots 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 and contact telephone number of Buyer(s).
3. Confirm full name and address and contact telephone number 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 Crosby le Moor Farm**”.
6. Submitted not later than **12 noon on Friday 19 September 2025**.

Escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to Tony Dale (07920 126302) and Lucy Adamson (07435 550274) of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.

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 Buyer(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.

Site Plan & Location Plan

