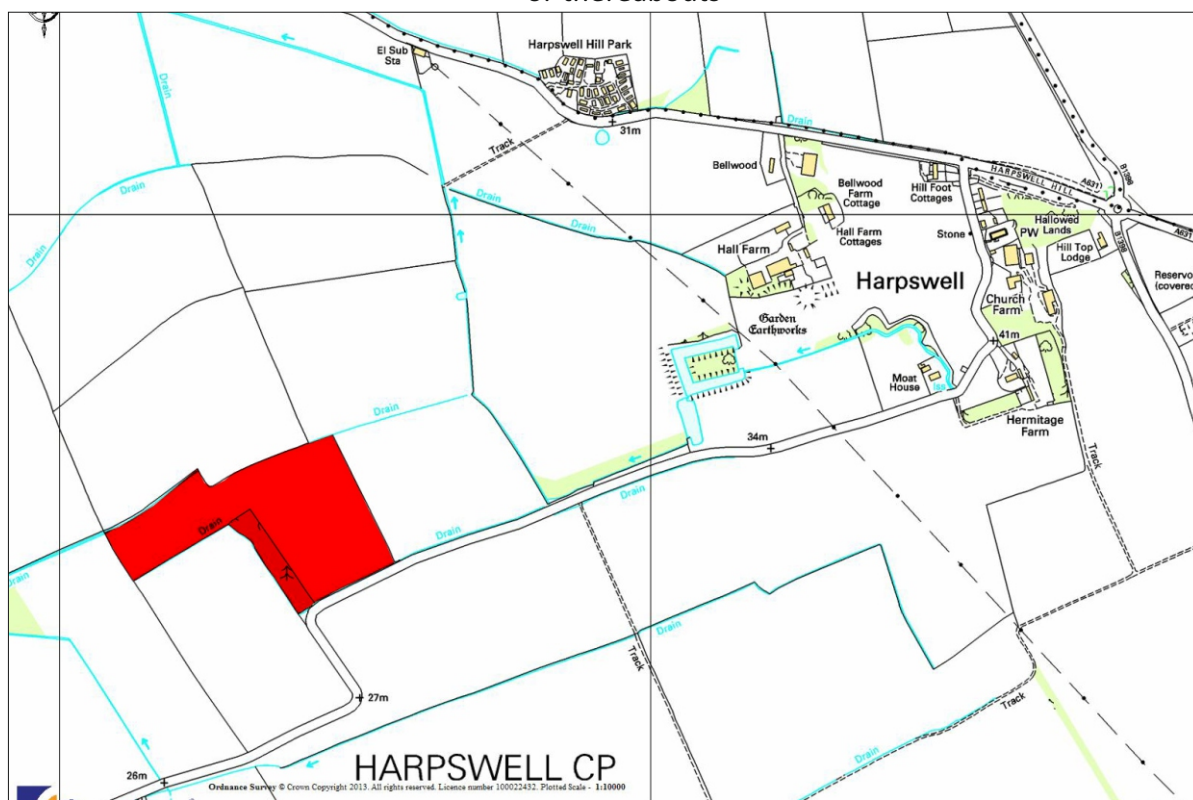


HARPSWELL
GAINSBOROUGH, LINCOLNSHIRE

(Gainsborough 8 miles, Market Rasen 12 miles, Lincoln 13 miles)

17.56 ACRES (7.11 Hectares)

or thereabouts



PRODUCTIVE ARABLE LAND
WITH AN ATTRACTIVE AREA OF MIXED WOODLAND

GUIDE PRICE: £120,000.00

FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 04 SEPTEMBER 2020

FREEHOLD WITH VACANT POSSESSION

Solicitors

Cowling Swift & Kitchin Solicitors
8 Blake Street
YORK
YO1 8XJ

Tel: 01904 625678

Fax: 01904 620214

DX: 61550 YORK

Ref: Louise Harvey

E-mail: louise.harvey@csksolicitors.co.uk

Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

Fax: 01652 653311

DX: 24358 BRIGG

Ref: Giles Johnston

E-mail: giles.johnston@ddmagriculture.co.uk

General Remarks and Stipulations

Location & Access

The land is situated to the west side of Harpswell village, which lies just off the A631 Gainsborough to Market Rasen Road. Access is from Common Lane via a right of way for agricultural purposes over an existing culvert situated adjacent to the south eastern corner of the property.

Description

The land comprises a single field in arable cultivation, with a further approximately 1.50 acres of mixed woodland.

The land is classified as being Grade 3 on Sheet 104 of the Provisional Agricultural Land Classification Maps 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 "Salop" association, with the characteristics described as "fine loamy soils" and suitable for growing "cereals and grassland".

Basic Payment Scheme (BPS)

The land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Basic Payment Scheme entitlements. The relevant number of BPS entitlements are included in the sale.

Tenure & Possession

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

The Vendors are willing to consider continuing to farm the land under a suitable arrangement, in the event of a non-farming purchaser buying the property.

Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any deductions of any kind.

Early Entry

Early entry onto the land may be permitted, 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 Vendors for any VAT which may subsequently be payable.

Nitrate Vulnerable Zone

The land lies within a Nitrate Vulnerable Zone as designated in 2002.

Sporting Rights

The sporting rights are in hand and included.

Outgoings

Environment Agency General Drainage Charge

Assessable Area: 7.00 hectares

2020/21 charge: £19.39

Easements, Wayleaves & Rights of Way

There is a wayleave in favour of Northern Powergrid for 4 poles and associated overhead cables over the land.

The mineral rights below 300 feet are reserved to a former owner.

The land is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, easements and other 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 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 and contact telephone number of Purchaser.
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 "**Harpswell Tender**".
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with recent changes to Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 04 September 2020**.

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 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 SPS, 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.