



AGRICULTURE

# HAXEY & OWSTON FERRY, NORTH LINCOLNSHIRE

(Scunthorpe 14 miles, Gainsborough 10 miles)

## 69.02 ACRES (27.93 Hectares)

or thereabouts

## GRASSLAND BETWEEN FERRY DRAIN & WARPING DRAIN



**TO LET AS A WHOLE OR IN UP TO FOUR LOTS BY INFORMAL TENDER  
UNDER A TWO YEAR FIXED TERM FARM BUSINESS TENANCY OR  
TENANCIES**

**CLOSING DATE: 12 NOON FRIDAY 30 APRIL 2021**

**Letting Agents**

DDM Agriculture

Eastfield, Albert Street

BRIGG, DN20 8HS

Tel: 01652 653669

Fax: 01652 653311

Ref: Andrew Houlden

Email: [andrew.houlden@ddmagriculture.co.uk](mailto:andrew.houlden@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Location

The land is all situated to the south of Haxey and to the south west of Owston Ferry, within the Isle of Axholme.

The town of Scunthorpe lies approximately fourteen miles to the north east and the town of Gainsborough lies approximately ten miles to the south east.

### Description

The land is classified as being part Grade 1, part Grade 2 and part 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 following associations:-

“Romney” with their characteristics described as “deep stoneless permeable calcareous coarse and fine silty soils” and as suitable for “sugar beet, potatoes and cereals, some field vegetables and horticultural crops”; and

“Blackwood” with their characteristics described as “deep permeable sandy and coarse loamy soils” and as suitable for “cereals, potatoes and sugar beet”.

### Basic Payment Scheme

It is not known whether the land is registered on the Rural Land Register. However, if it is not, it could be registered and then used to activate entitlements under the Basic Payment Scheme as operated by the Rural Payments Agency. There are no entitlements included in the letting.

### Schedules

| Field Numbers  | Acres | Hectares |
|--|-------|----------|
| <b>LOT 1 - West of the A161 (Marked in Blue on the Site Plan)</b>                                |       |          |
| 0080 pt<br>0083<br>7365<br>8764 pt }<br>}  | 13.22 | 5.350    |
| <b>LOT 2 - A161 to the Stockwith Road (Marked in Pink on the Site Plan)</b>                      |       |          |
| 0074 pt<br>8800 pt<br>3679 pt }<br>}   | 11.37 | 4.601    |
| <b>LOT 3 - Stockwith Road to Owston Ferry Road (Marked in Green on the Site Plan)</b>            |       |          |
| 3679 pt<br>8800 pt<br>4259 pt }<br>}   | 28.53 | 11.548   |
| <b>LOT 4 - Owston Ferry Road to Trentside (Marked in Red on the Site Plan)</b>                   |       |          |
| 0198      9901<br>9696      9498<br>9801      3119<br>3218      6835<br>7635      9838 pt }<br>} | 15.90 | 6.434    |

### Landlord

Isle of Axholme and North Nottinghamshire Water Level Management Board.

## Terms of the Tenancy/Tenancies

1. The Land is to be let on two year fixed term Farm Business Tenancies, with effect from 01 May 2021. The rent shall be payable six monthly in advance on 01 May and 01 November each year. A copy of the proposed Farm Business Tenancy agreement is available for inspection at the Letting Agent's office, by prior appointment, or can be e-mailed on request.
2. The Tenant(s) shall be responsible for all outgoing.
3. The Tenant(s) shall keep and leave in repair all fences, gates, ditches, drains etc.
4. The Tenant(s) shall be responsible for all maintenance of hedges, (as applicable).
5. The Tenant(s) may not assign or sub-let the tenancy.
6. The Tenant(s) will use the land for agricultural/grazing purposes only.
7. The Landlord will not allow any land to be used for outdoor pig production.
8. The Landlord will not allow any genetically modified crops to be grown on the Holding.
9. The Landlord will not allow any sewage sludge to be used on the Holding.
10. The Tenant(s) must not spray within 1 metre of any field boundary.
11. There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions.
12. The Tenant(s) will be responsible for keeping their stock on the land.
13. The shooting rights are reserved out of the Tenancy
14. The Tenant(s) shall be required to sign a tenancy agreement and pay the Letting Agents the sum of £250.00 plus VAT, towards the cost of preparation thereof.

## Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board - A modest drainage rate will be potentially payable to the Drainage Board.

## Local Wildlife Site

The land is all within a designated Local Wildlife Site, being part of the "Warping Drain Corridor".

## Possession

The incoming Tenant(s) will be granted entry following execution of a Farm Business Tenancy Agreement, payment of the first instalment of rent and also the Letting Agent's fee for setting up the Agreement.

## Viewing

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

## Method of Letting

The property is offered to let by Informal Tender. Best and final offers of rent expressed as a lump sum per annum (not per acre), should be sent in writing to DDM Agriculture, Eastfield, Albert Street, BRIGG, North Lincolnshire, DN20 8HS in a sealed envelope marked "**LAND AT HAXEY & OWSTON FERRY TENDER**" by no later than **12 noon on Friday 30 April 2021**.

To avoid duplication of offers it is suggested that the tenders submitted should be for an uneven amount of money. The Landlord reserves the right not to accept the highest or any offer, further more escalating bids or offers made by reference to other bids are not acceptable.

## Important Notice

DDM Agriculture for themselves and the Owners 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 tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS 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.

# SITE PLAN

