

# JH Pickup & Co

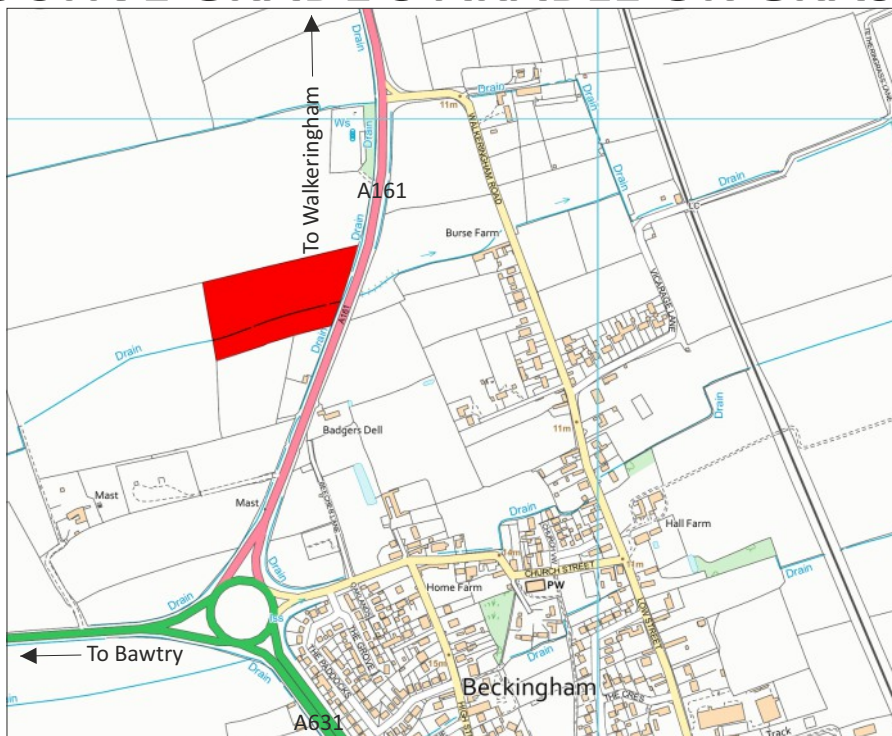
## BECKINGHAM NOTTINGHAMSHIRE

(Gainsborough 4 miles, Bawtry 9 miles)

### 5.93 ACRES

(2.40 Hectares) or thereabouts

### PRODUCTIVE GRADE 3 ARABLE OR GRASSLAND



**FOR SALE BY INFORMAL TENDER**

**CLOSING DATE: 12 NOON FRIDAY 12 AUGUST 2022**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

**GUIDE PRICE: £45,000.00**

#### **Solicitors**

Mason, Baggott & Garton  
13-19 Wells Street  
SCUNTHORPE  
DN15 6HN

**Tel: 01724 868611**

Ref: Sarah Jackson

E-mail: sarahjackson@lawlincs.co.uk



#### **Selling Agents**

JH Pickup & Co  
2 Doncaster Road  
Bawtry  
DONCASTER  
DN10 6NF

**Tel: 01302 714399**

Ref: Andrew Houlden

E-mail: andrew.houlden@jhpickup.co.uk

A subsidiary of



## General Remarks and Stipulations

### Location

The land is situated to the west of the A161 Beckingham Road to the north west of the village of Beckingham in Nottinghamshire.

### Description

The land comprises a block of land, which is split into two fields, of different sizes by a ditch between them which has road frontage onto the A161. The land has been sown to grass for about seven growing seasons and could be improved and fenced to form useful grazing paddocks. It has been managed and has had fertiliser applied, it could therefore be ploughed out, if a Purchaser wanted and the land returned to an arable use.

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 "Whimble 3" association with their characteristics described as "reddish fine loamy or fine silty over clayey soils" and as suitable for "dairying and stock rearing, winter cereals and short term grassland".

### Basic Payment Scheme

The land has not been registered by the Vendor on the Rural Payments Agency Rural Land register. It could however, be registered and then used to activate Basic Payment Scheme entitlements. There are no BPS entitlements included in the sale of this land.

### Tenure and Possession

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

### Outgoings

None known

### 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 on to the land will be permitted for the prospective Purchaser(s) 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 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 wayleave agreement with Western Power Distribution (East Midlands) Plc for the overhead lines and associated poles which cross the land.

The property is sold subject to all 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

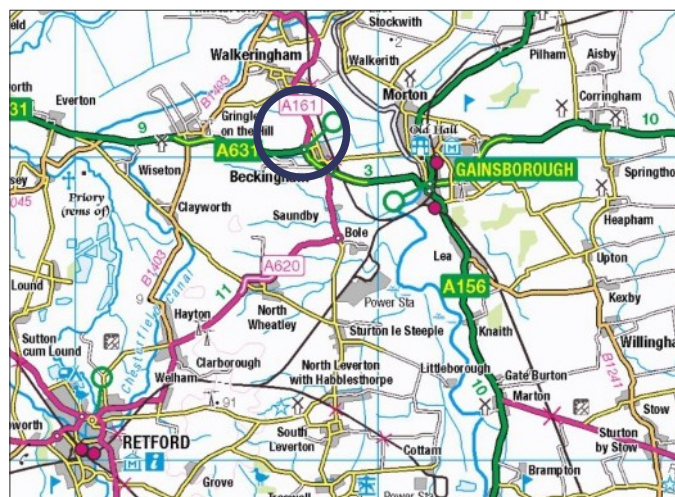
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

### Method of Sale

The land is offered for sale 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 Purchaser(s).
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "Land at Beckingham"
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 Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 12 August 2022**.

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

JH Pickup & Co 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 JH Pickup & Co or their clients. Neither JH Pickup & Co 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.