

JH Pickup & Co

HAXEY

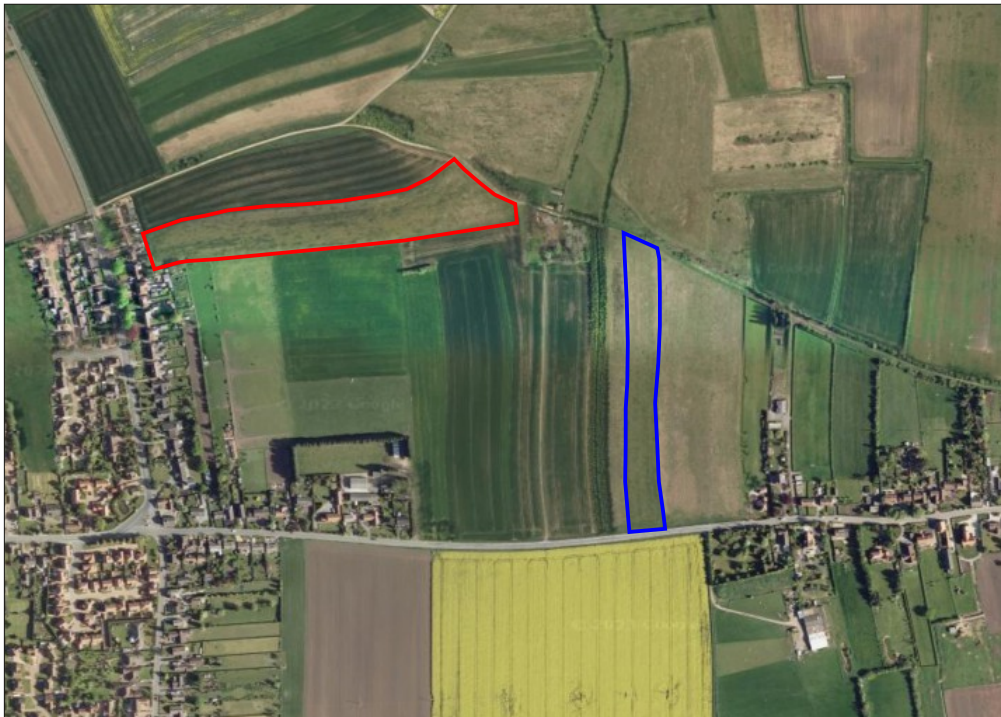
NORTH LINCOLNSHIRE

(Doncaster 14 miles, Gainsborough 11 miles)

8.50 ACRES

(3.44 Hectares) or thereabouts

PRODUCTIVE ESTABLISHED GRASSLAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 22 SEPTEMBER 2023

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Symes Bains Broome Solicitors
2 Park Square
Laneham Street
SCUNTHORPE
DN15 6JH

Tel: 01724 408238

Ref: Kayleigh Clarke

Email: kayleigh.clarke@sbblaw.com

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 east of the village of Haxey within the Isle of Axholme in North Lincolnshire.

Description

The land comprises two established grass fields with Lot 2 having road frontage onto the Haxey to Owston Ferry road and Lot 1 being accessed via a track from the north eastern side of the village.

The land is classified as being almost entirely Grade 2 on Sheet 104 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are all identified by the Soil Survey of England and Wales as being almost entirely from the "Brockhurst 2" association with their characteristics described as "reddish fine loamy over clayey and clayey soils" and as suitable for "winter cereals and short term grassland".

Schedule

Lot Number	RLR Field Number	Description	Area (Acres)	Area (Hectares)
Lot 1 (coloured red)	9110	Grass	5.41	2.19
Lot 2 (coloured blue)	2290	Grass	3.09	1.25
	TOTAL		8.50	3.44

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Basic Payment Scheme entitlements. The Vendor has made, and will retain, the Basic Payment Scheme claim for the 2023 season.

A copy of the 2023 BPS application form and relevant LPIS maps are available for inspection at the Selling Agent's office by prior appointment or can be emailed out on request. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement within these particulars is given in good faith but carries no warranty.

Tenure and Possession

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

Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board.

Lot Number	Assessable Area	Annual Value	2023/2024 Drainage rates
Lot 1	5.41	£268	£50.84
Lot 2	3.09	£179	£33.96

Tenanright/Dilapidations

There will be no tenanright payable, likewise there will be no consideration or allowance made whatsoever for 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 legal 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 all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Wayleaves, Easements and Rights of Way

The land 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.

Viewing

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

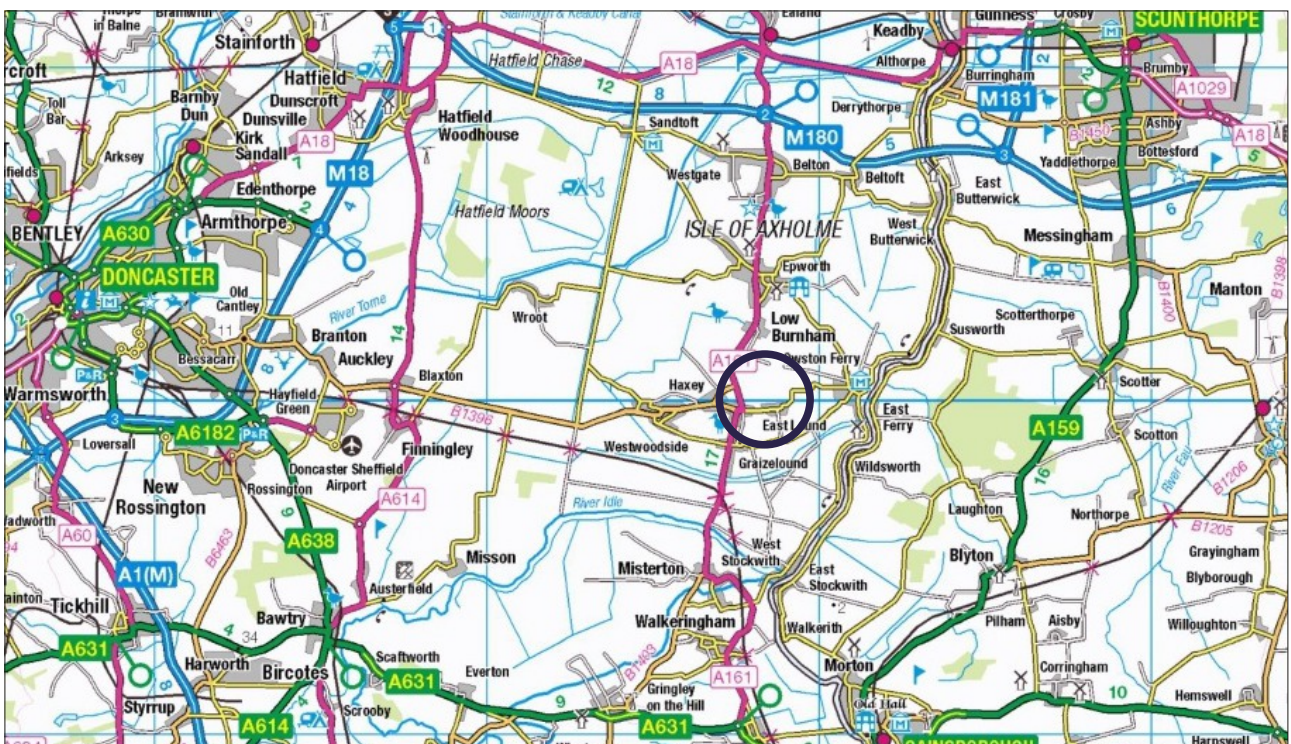
Method of Sale

The land is offered for sale by Informal Tender. The Vendor does not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted on the prescribed Tender Form available from Selling Agents in accordance with the following:-

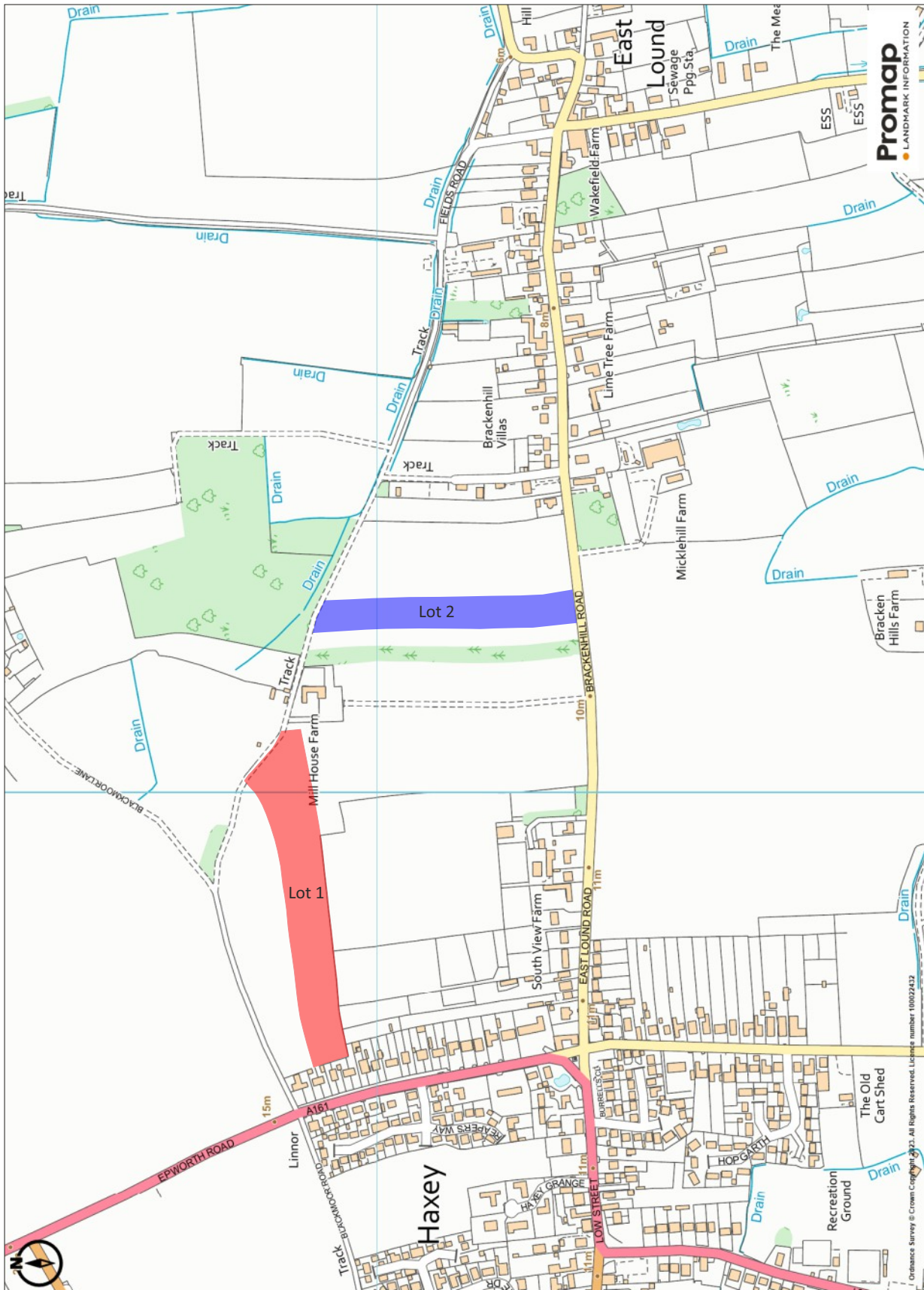
1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked **"Land at Haxey"**
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 22 September 2023**.

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.

LOCATION PLAN



LAND AT HAXEY - SITE PLAN



Important Notice

JH Pickup & Co 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 JH Pickup & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Ref: AH/LSA/JH-23/170

Date: 24 August 2023