

HAXEY

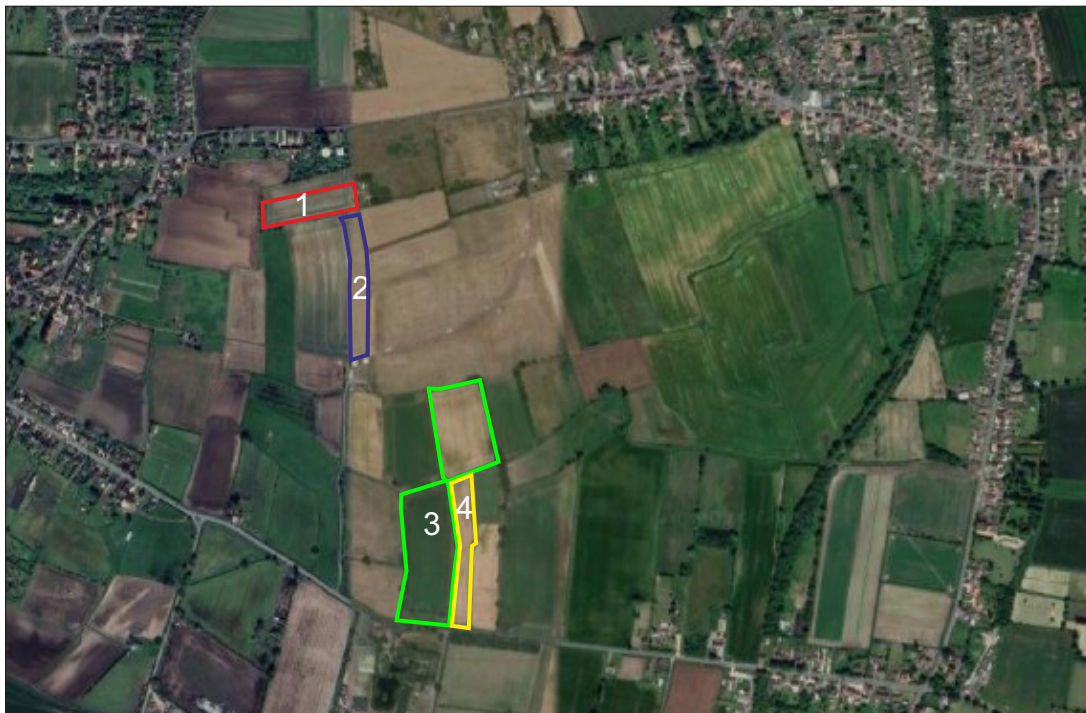
NORTH LINCOLNSHIRE

(Doncaster 13 miles, Scunthorpe 15 miles)

16.69 ACRES

(6.75 Hectares) or thereabouts

PRODUCTIVE ARABLE LAND



FOR SALE BY INFORMAL TENDER
AS A WHOLE OR IN UP TO FOUR LOTS
CLOSING DATE: 12 NOON FRIDAY 04 JULY 2025

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

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Chapel Street
Epworth
DONCASTER
DN9 1HH
Tel: 01427 872206
Ref: Katie Allwood
E-mail: katie.allwood@hsrlaw.co.uk



Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

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

General Remarks and Stipulations

Location

The land is all situated to the east of the village of Westwoodside and to the south of the village of Haxey within the Isle of Axholme in North Lincolnshire.

Description

The land comprises a number of blocks of arable land, two of which are comprised of strips of land all within the "Open Fields," which are a feature of the Isle of Axholme.

The land is classified as being part Grade 2 and part 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 "Blackwood and Worcester" associations with their characteristics described as "deep permeable sandy and coarse loamy soils" and "reddish clayey soils over mudstone" and as suitable for "cereals, potatoes and sugar beet" and "cereals, sugar beet and potatoes and winter cereals," respectively. The soils for the Lots 1 and 2 are all from the "Worcester" association as described above. The soils for Lots 3 and 4 are from the "Blackwood" association, also as described above.

Schedule

Lot Number	Land Registry Title No	RLR Field No	Description	Area (Acres)	Area (Hectares)	RLR Area (Hectares)
Lot 1 (coloured red)	HS362297pt	0266pt	Arable	1.57	0.637	0.637
Lot 2 (coloured blue)	HS362297pt	0443pt	Arable	1.83	0.741	0.7922
Lot 3 (coloured green)	HS362297pt	2601	Arable	5.70	2.307	2.3782
		3219	Arable	<u>4.62</u>	<u>1.869</u>	<u>1.9189</u>
				10.32	4.176	4.2971
Lot 4 (coloured yellow)	HS362297pt	3290	Arable	2.97	1.202	1.1288
			Grand Total	16.69	6.756	6.8551

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. A copy of the relevant 2023 BPS application form and 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.

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%).

General Remarks and Stipulations

Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board.

Lot Number	Assessable Area	Annual Value	2025/2026 Drainage Rates
Lot 1	1.012	£71	£16.12
Lot 2	1.012	£71	£16.12
Lot 3	4.200	£294	£66.77
Lot 4	1.210	£85	£19.30

Tenantright/Dilapidations

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

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

There is a telephone cable crossing Lot 1.

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 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.

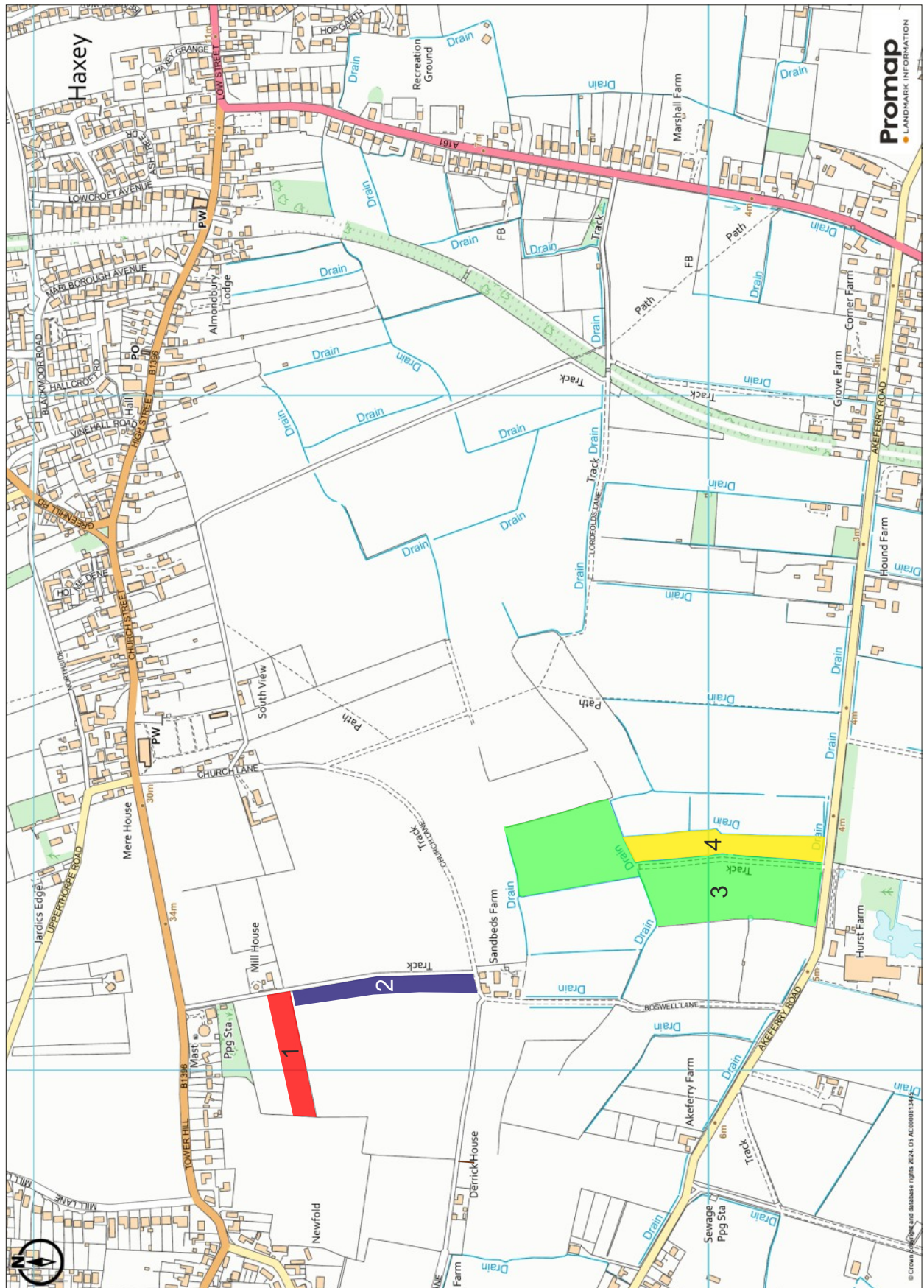
Method of Sale

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 04 July 2025.**

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.

LAND AT HAXEY - SITE PLAN



Important Notice

DDM Agriculture (Bawtry) Limited 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 purchaser(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 (Bawtry) Limited or their clients. Neither DDM Agriculture (Bawtry) Limited 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