

JH Pickup & Co

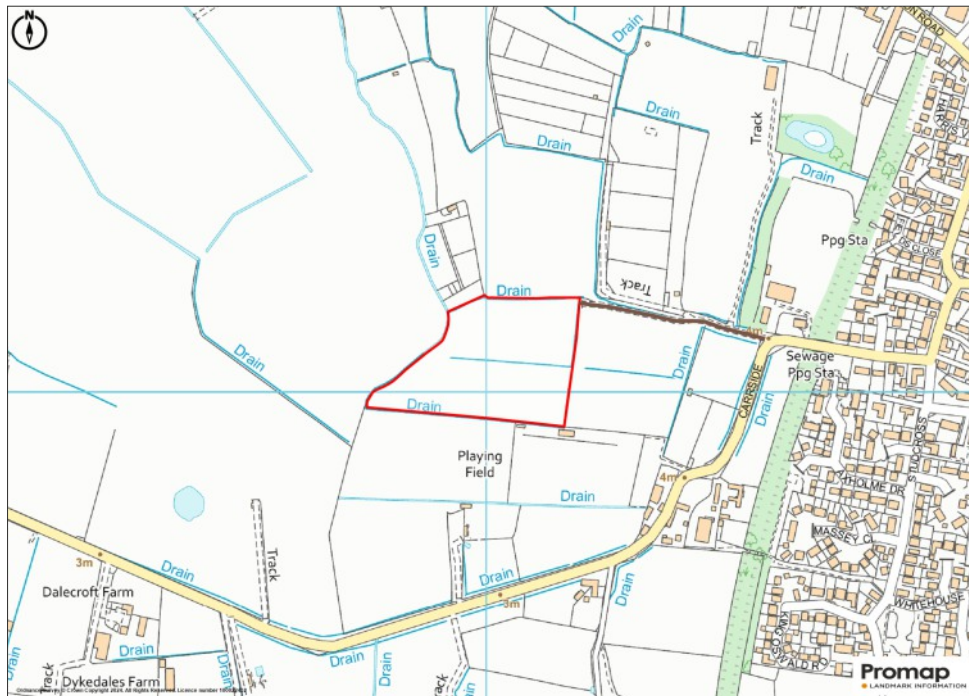
EPWORTH NORTH LINCOLNSHIRE

(Sandtoft 4 miles, Crowle 7 miles)

6.28 ACRES

(2.54 Hectares) or thereabouts

PRODUCTIVE GRADE 3 ARABLE



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 02 FEBRUARY 2024

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £60,000.00

Solicitors

Taylor Bracewell
17-23 Thorne Road
DONCASTER
DN1 2RP

Tel: 01302 640140

Ref: Peter Caswell

Email: peter@taylorbracewell.co.uk



Selling Agents

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

Tel: 01302 714399

Ref: Lucy Barraclough

E-mail: lucy.barraclough@jhpickup.co.uk

A subsidiary of



General Remarks and Stipulations

Location

The land is situated off Carrside, to the west of the town of Epworth approximately 4 miles north of the town of Haxey and 4 miles south of the village of Belton and in North Lincolnshire.

Description

The land comprises a parcel of arable land and extending to 6.28 acres (2.54 hectares) or thereabouts with access taken off Carrside.

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 predominantly from the "Newport 1" association with their characteristics described as "deep well drained sandy and coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes".

Basic Payment Scheme

The land has been registered on the Rural Payments Agency Rural Land Register and the current claimant will be retaining the delinked payment going forward, therefore there will be no entitlements nor historical or legacy payments due to the incoming purchaser.

Tenure and Possession

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

Outgoings

The Isle of Axholme & North Nottinghamshire Water Level Management Board

Assessable Area 2.545 hectares

Annual Value £242.00

2023/2024 drainage rates payable £45.91

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

Access to the field is via a right of way along the track along the north eastern side of the parcel as shown coloured brown on the site plan. The property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Viewing

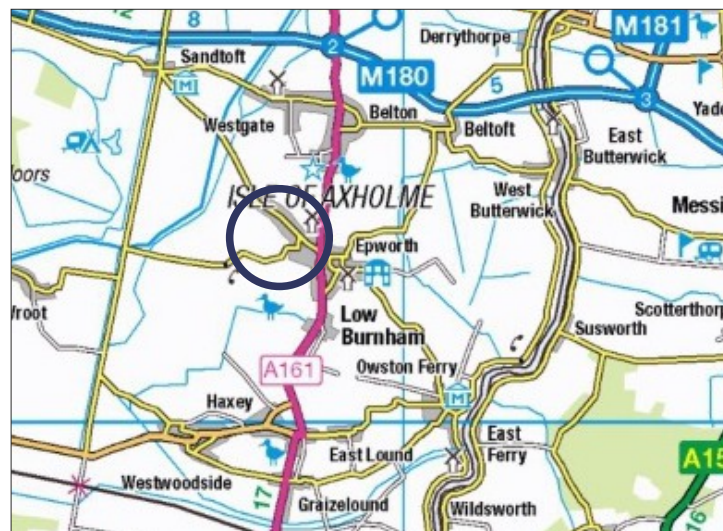
The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

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 on the tender form:-

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 Epworth".
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 02 February 2024**.

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 BPS, 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.