

JH Pickup & Co

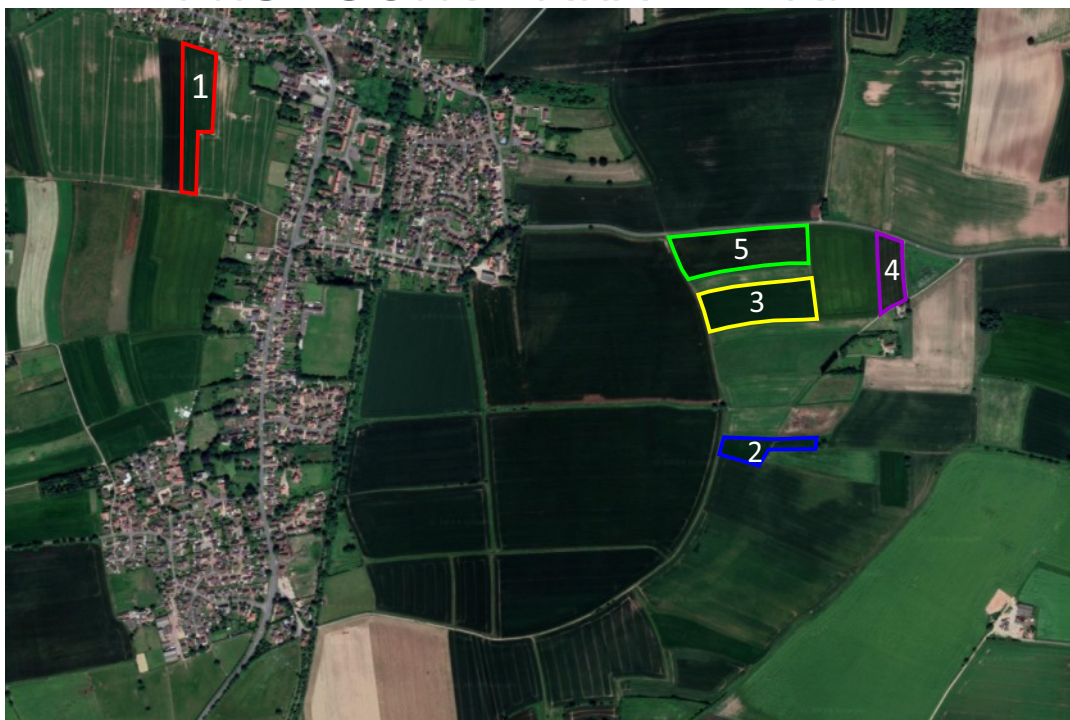
BELTON NORTH LINCOLNSHIRE

(Doncaster 17 miles, Scunthorpe 11 miles)

19.66 ACRES

(7.97 Hectares) or thereabouts

PRODUCTIVE ARABLE LAND



**FOR SALE BY INFORMAL TENDER
AS A WHOLE OR IN UP TO FIVE LOTS
CLOSING DATE: 12 NOON FRIDAY 2 AUGUST 2024**

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

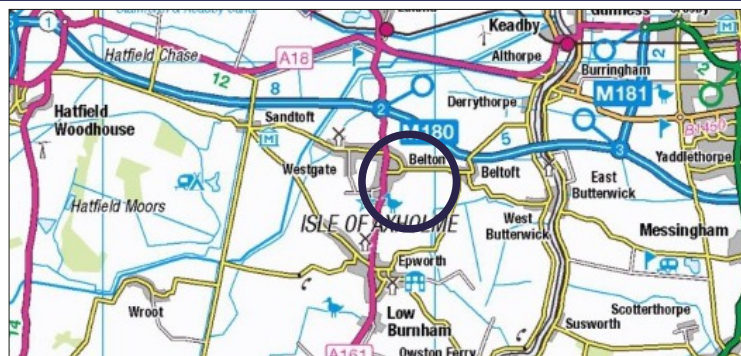
Solicitors

Mason Baggott and Garton
1 Market Place
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DONCASTER
DN9 1EU

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Ref: Heather Gable

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Selling Agents

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DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

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A subsidiary of



General Remarks and Stipulations

Location

The majority of the land is situated to the east of the village of Belton within the Isle of Axholme in North Lincolnshire, with just one Lot being situated within the open field to the west of the High Street and to the south of Westgate Road.

Description

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

The land is classified as being 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 for Lot 1 are identified by the Soil Survey of England and Wales as being 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". The remainder of the soils are 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"

Schedule

Lot Number	Land Registry Title No	RLR Field No	Description	Area (Acres)	Area (Hectares)	RLR Area (Hectares)
Lot 1 (coloured red)	HS299352 HS296224 N/R	1116pt	Arable	2.23	0.90	1.6807
				0.29	0.12	
			Arable	<u>1.50</u>	<u>0.61</u>	
				4.02	1.63	
Lot 2 (coloured blue)	HS308073 HS296225	6243 4940	Arable	1.83	0.74	0.2506
			Arable	<u>0.17</u>	<u>0.07</u>	<u>0.5312</u>
				2.00	0.81	0.7818
Lot 3 (coloured yellow)	HS296222 HS386093pt	5272	Arable	3.57	1.44	2.0679
				<u>1.02</u>	<u>0.41</u>	
				4.59	1.85	
Lot 4 (coloured purple)	HS379130 HS386093pt N/R	8382	Arable	0.54	0.22	0.9014 *
				0.31	0.13	
				<u>1.00</u>	<u>0.40</u>	
				1.85	0.75	
Lot 5 (coloured green)	HS386093pt HS386734 HS296226	4785	Arable	3.76	1.52	2.7095
				0.61	0.25	
				<u>2.86</u>	<u>1.16</u>	
				7.20	2.93	
			Grand Total	19.66	7.97	

NB * includes rented land

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 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.

General Remarks and Stipulations

Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion following the expiration of the existing informal Farm Business Tenancy Agreement

Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board.

Lot Number	Assessable Area	Annual Value	2023/2024 Drainage rates
Lot 1	3.50ac	£156	£29.59
Lot 2	2.00ac	£78	£14.80
Lot 3	5.00ac	£195	£37.00
Lot 4	1.50ac	£59	£11.19
Lot 5	7.00ac	£274	£51.98

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.

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

There is a wayleave with Northern Powergrid (Yorkshire) Plc in respect of the pole and overhead lines on Lot 4.

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.

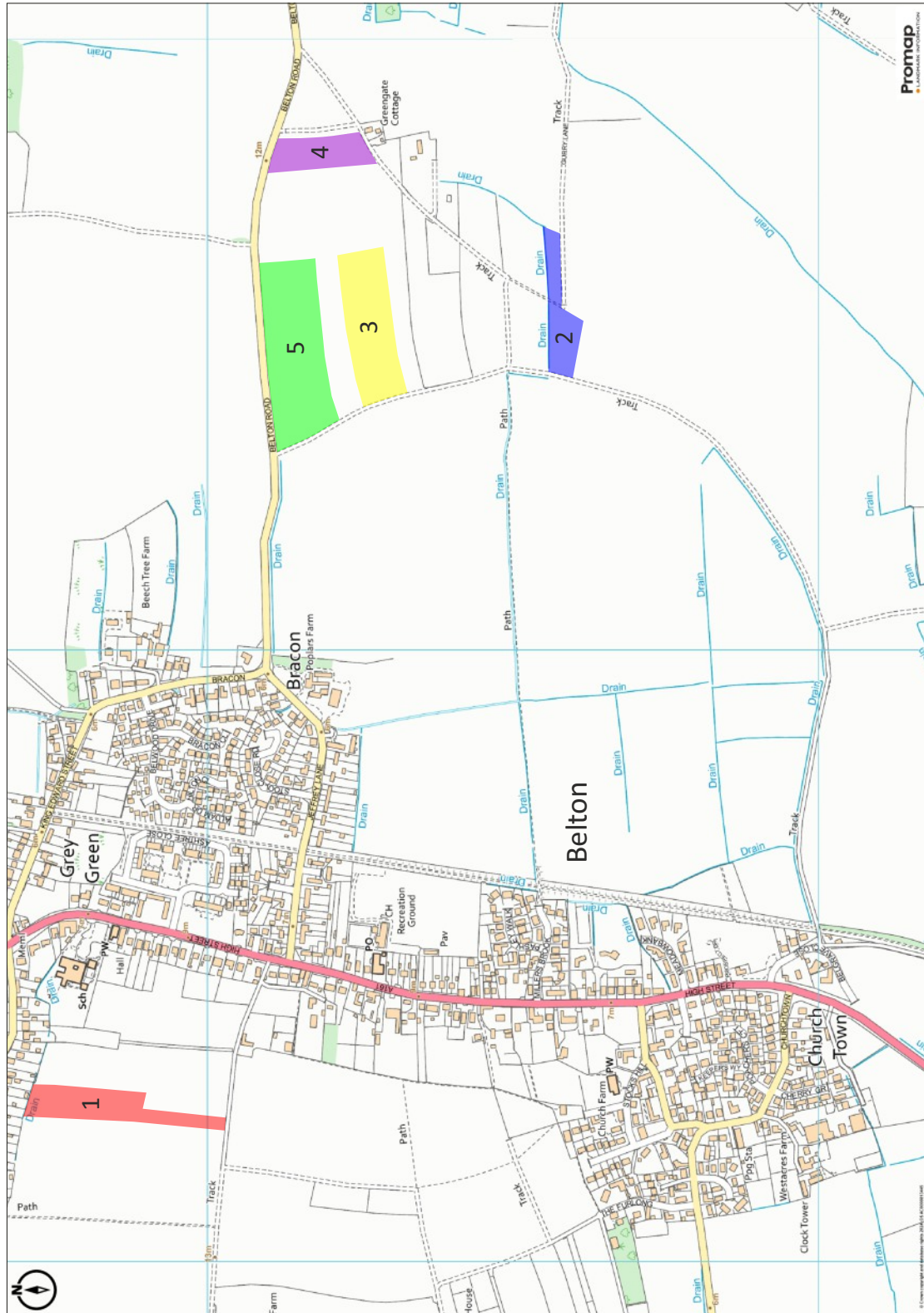
Method of Sale

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 Belton**".
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 August 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.

LAND AT BELTON - 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.