



HAXEY TURBARY, HAXEY, NORTH LINCOLNSHIRE

(Scunthorpe 16 miles, Doncaster 14 miles)

68.66 ACRES (27.79 Hectares)

or thereabouts

VERSATILE ARABLE LAND



**TO LET AS A WHOLE BY INFORMAL TENDER
ON A FIVE YEAR FIXED TERM FARM BUSINESS TENANCY**

CLOSING DATE: 12 NOON FRIDAY 22 AUGUST 2025

Letting Agents

DDM Agriculture

2 Doncaster Road, Bawtry

DONCASTER, DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

Email: andrew.houlden@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is all situated to the north of the village of Haxey, within Haxey Turbary, in the Isle of Axholme.

The town of Scunthorpe lies approximately sixteen miles to the north east and the City of Doncaster lies approximately fourteen miles to the west.

Description

The land is classified as being Grade 3 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales 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 "Isleham 2" association with their characteristics described as "deep permeable sandy and peaty soils" and as suitable for "cereals, sugar beet, potatoes and horticultural crops".

Basic Payment Scheme

The land is understood to have been registered on the Rural Land Register and to have been used to activate entitlements under the Basic Payment Scheme prior to it ending. There are no entitlements included in the letting.

NG Field Number	Description	Acres	Hectares
1021	Arable	6.95	2.81
2420		12.97	5.25
3618		6.74	2.73
	TOTAL	26.66	10.79
4717	Arable	10.21	4.13
6116		10.25	4.15
	TOTAL	20.46	8.28
2000	Arable	2.82	1.14
2700		4.28	1.73
3700		4.71	1.91
	TOTAL	11.81	4.78
5200	Arable	9.73	3.94
	GRAND TOTAL	68.66	27.79

See the land edged in red on the Site Plan at the rear of these letting particulars.

Landlord

Owston Ferry Turbary, Registered Charity Number 253960

Terms of the Tenancy

1. The Land is to be let on a five year fixed term Farm Business Tenancy, with effect from 15th September 2025 . The rent shall be payable six monthly in advance on 15th September and 15th March each year. A copy of the proposed Farm Business Tenancy agreement is available for inspection at the Letting Agent's office, by prior appointment, or can be e-mailed on request.
2. The Tenant(s) shall be responsible for all outgoings, including drainage rates, payable to the Isle of Axholme & North Nottinghamshire Water Level Management Board.
3. The Tenant(s) shall keep and leave in repair all fences, gates, ditches, drains etc.
4. The Tenant(s) shall be responsible for all maintenance of hedges, (as applicable).
5. The Tenant(s) may not assign or sub-let the tenancy.
6. The Tenant(s) will use the land for agricultural purposes only.
7. The Landlord will not allow any land to be used for outdoor pig production.
8. The Landlord will not allow any genetically modified crops to be grown on the Holding.
9. The Landlord will not allow any sewage sludge to be used on the Holding.
10. The Tenant(s) must not spray within 1 metre of any field boundary.
11. There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions.
12. The shooting rights are reserved out of the Tenancy
13. The Tenant(s) shall be required to sign a tenancy agreement and pay the Letting Agents the sum of £250.00 plus VAT, towards the cost of preparation thereof.

Access

The land is accessed via a right of way over the track shown coloured brown on the Site Plan off Turbary Road.

Possession

The incoming Tenant(s) will be granted entry following execution of a Farm Business Tenancy Agreement, payment of the first instalment of rent and also the Letting Agent's fee for setting up the Agreement.

Viewing

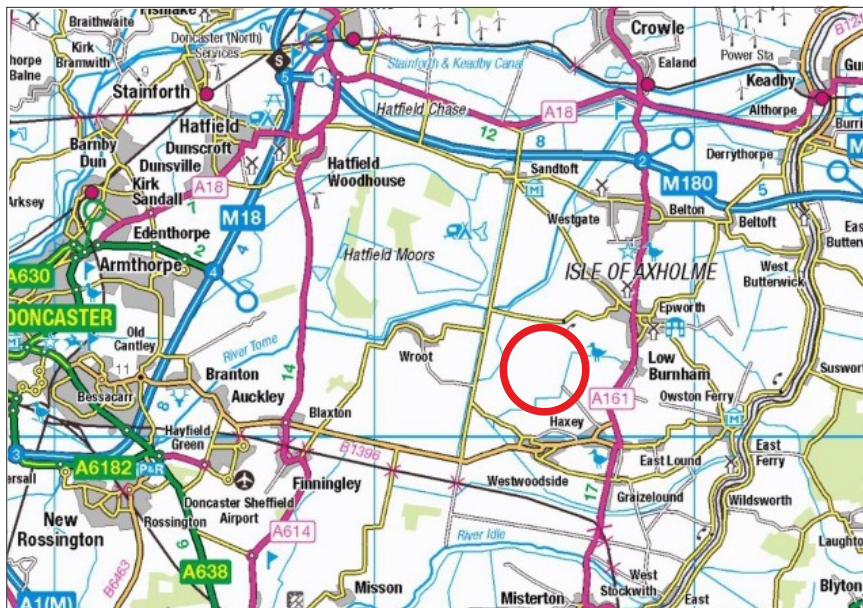
The land may be viewed at any reasonable time during daylight hours in possession of a set of these particulars.

Method of Letting

The property is offered to let by Informal Tender. Best and final offers of rent expressed as a lump sum per annum (not per acre), should be sent in writing to DDM Agriculture, 2 Doncaster Road, Bawtry, Doncaster, DN10 6NF in a sealed envelope marked "**LAND AT HAXEY TENDER**" by no later than **12 noon on Friday 22 August 2025**.

To avoid duplication of offers it is suggested that the tenders submitted should be for an uneven amount of money. The Landlord reserves the right not to accept the highest or any offer, further more escalating bids or offers made by reference to other bids are not acceptable.

LOCATION PLAN



Important Notice

DDM Agriculture for themselves and the Owners of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture 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.

SITE PLAN

