

KEADBY NORTH LINCOLNSHIRE

(Scunthorpe 5 miles, Crowle 6 miles)

22.50 ACRES (9.11 Hectares)

or thereabouts

WARPING DRAIN GRASSLAND BANKS



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

CLOSING DATE: 12 NOON FRIDAY 29 APRIL 2022

Letting Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Fax: 01652 653311
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 Keadby, within the Isle of Axholme.

The town of Scunthorpe lies approximately five miles to the east and the village of Crowle lies approximately six miles to the west.

Description

The land is classified as being Grade 2 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 "Blacktoft" association with their characteristics described as "deep stoneless permeable calcareous fine and coarse silty soils" and as suitable for "sugar beet, potatoes and cereals, some field vegetables and horticultural crops".

Basic Payment Scheme

The land is registered on the Rural Land Register and it could be used to activate entitlements under the Basic Payment Scheme as operated by the Rural Payments Agency. There are no entitlements included in the letting.

Schedule

Ordnance Survey Sheet Number	Acres	Hectares	RLR Area (Hectares)
SE8212 4342 } SE8212 1149 }	22.50	9.11	6.19 <u>4.00</u> 10.19

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

Landlord

Isle of Axholme and North Nottinghamshire Water Level Management Board.

Terms of the Tenancy

1. The Land is to be let on a five year fixed term Farm Business Tenancy, with effect from 01 May 2022. The rent shall be payable six monthly in advance on 01 May and 01 November 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 outgoing.
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/grazing purposes only (excluding cattle/horses).
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 Tenant(s) will be responsible for keeping their stock on the land.
13. The shooting rights are reserved out of the Tenancy
14. 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.

Local Wildlife Site

The land is all within a designated Local Wildlife Site, for the waterbody and the assemblage of habitats, Drain, Reedbed and Coarse grassland.

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

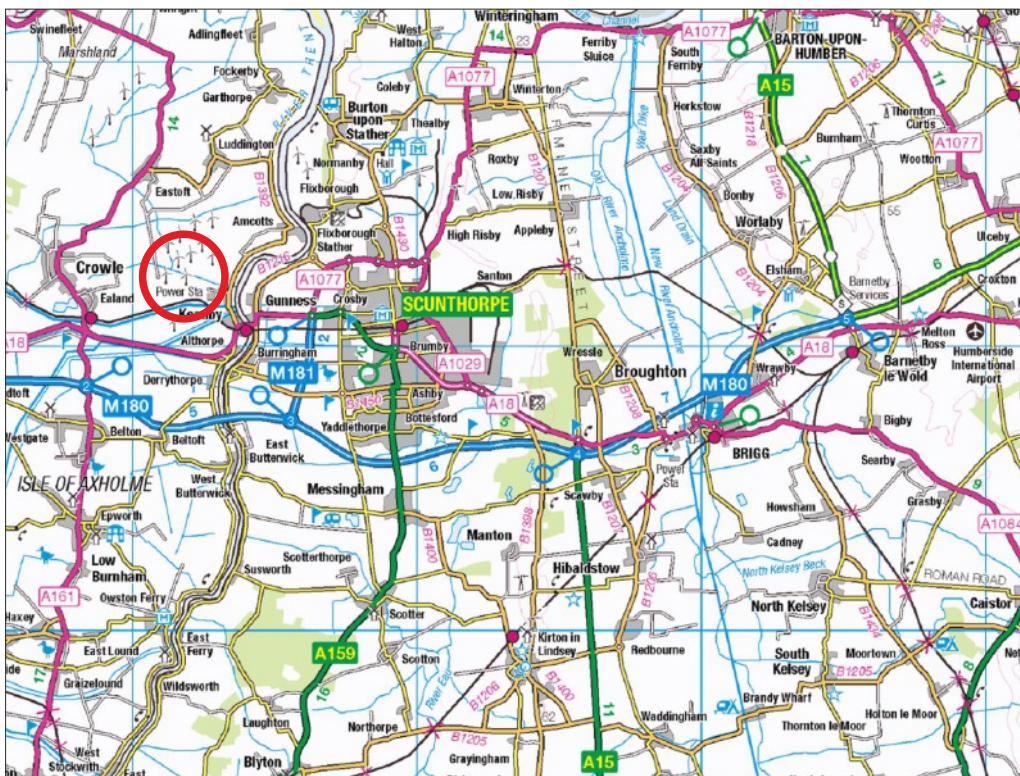
The land may be viewed at any reasonable time during daylight hours in possession of a set of these particulars.

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, Eastfield, Albert Street, BRIGG, North Lincolnshire, DN20 8HS in a sealed envelope marked "**LAND AT KEADBY TENDER**" by no later than **12 noon on Friday 29 April 2022**.

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

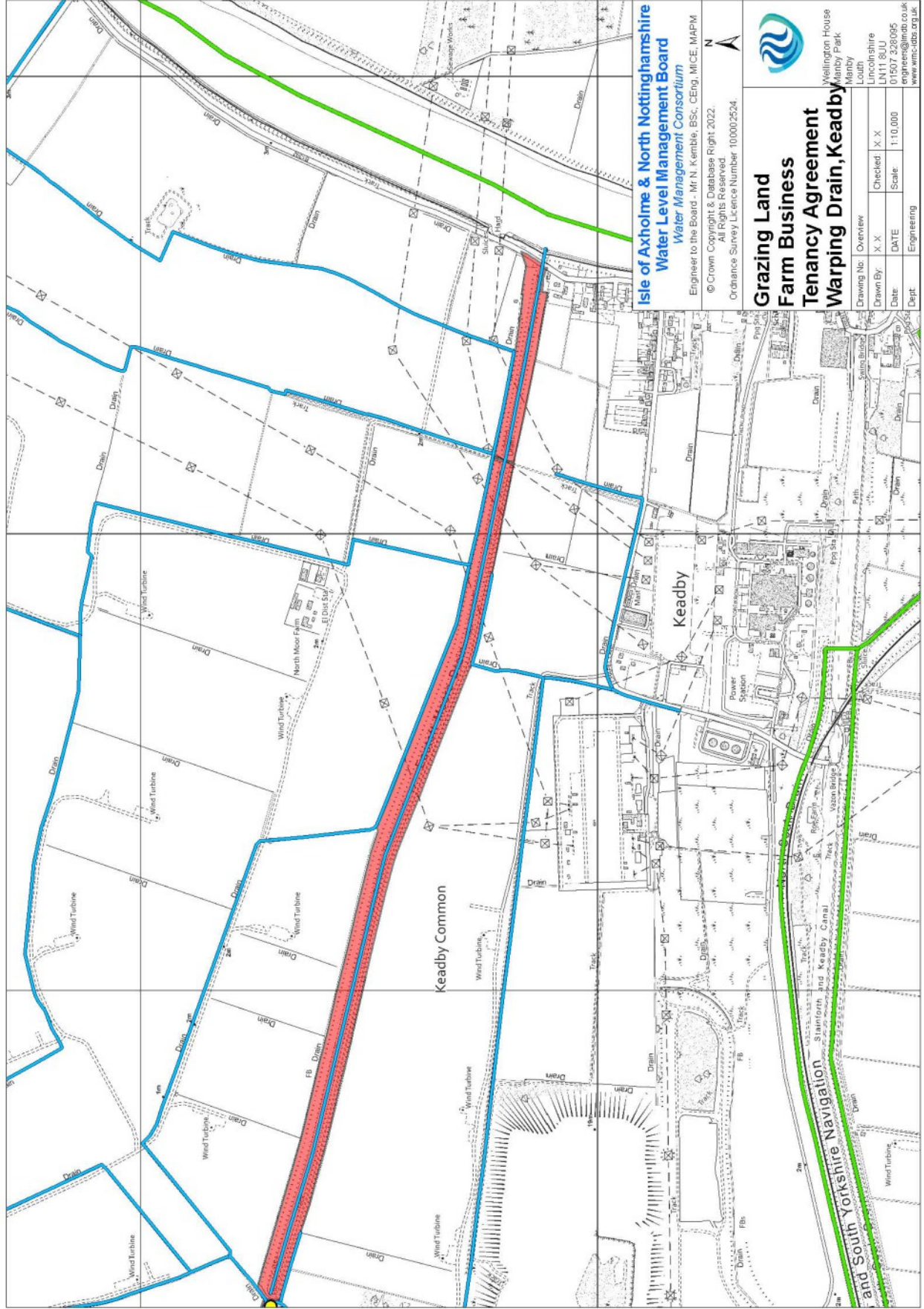


Important Notice

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



**Isle of Axholme & North Nottinghamshire
Water Level Management Board
Water Management Consortium**

Engineer to the Board - Mr N. Kemble, BSc, CEng, MICE, IMAPM
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**Grazing Land
Farm Business
Tenancy Agreement
Warping Drain, Keadby**

Drawing No.	Overview	Checked	X	X	X	X
Drawn By:	X	X	X	X	X	X
Date:	DATE	Scale:	1:10,000	Dept:	Engineering	

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