



**BARROW UPON HUMBER, NORTH LINCOLNSHIRE**  
**88.35 Acres (35.75 Hectares)**





# BARROW UPON HUMBER NORTH LINCOLNSHIRE

## HIGHLY PRODUCTIVE GRADE 2 ARABLE LAND WITH AMENITY WOODLAND

**88.35 Acres (35.75 Hectares) or thereabouts**  
(Scunthorpe 19 miles, Humber Bridge 5 miles)

**FOR SALE BY INFORMAL TENDER  
CLOSING DATE:  
12 NOON FRIDAY 12 AUGUST 2022**

### Introduction

DDM Agriculture is delighted to offer for sale 88.35 acres (35.75 hectares) of highly productive Grade 2 arable land, along with some pockets of amenity woodland, situated in the County of North Lincolnshire.

### Selling Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG, DN20 8HS  
Tel: 01652 653669  
Ref: Tori Heaton

E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)



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## General Remarks and Stipulations

### **Location**

The land is situated to the north of Caistor Road, Barrow upon Humber. The town of Barton upon Humber lies approximately three miles to the north west and the village of Barrow upon Humber lies approximately two miles to the north east.

### **The Farmland**

The land is predominantly in arable cultivation and capable of producing a wide range of high yielding crops with some amenity woodland. The land is split across three field parcels and extends in total to 88.35 acres (35.75 hectares) or thereabouts. The land benefits from a concrete beet pad in the corner of field number 8699 measuring 26m x 18m.

The land is classified as being Grade 2 on the Provisional Agricultural Land Classification Maps of England and Wales. The Soil Survey of England and Wales identifies the majority of the soils to be from the "Hunstanton" association with their characteristics described as "deep well drained often reddish fine and coarse loamy soils. Some similar calcareous soils over chalk" and as suitable for "cereals, potatoes and sugar beet; some field vegetables".

The field sizes are all well suited to modern commercial farming practices and benefit from good access. The land offers an excellent and increasingly rare opportunity to acquire a highly productive block of North Lincolnshire wold land.

### **Basic Payment Scheme**

All of the land is registered on the Rural Payments Agency Rural Land Register and has been used to activate entitlements under the Basic Payment Scheme. The 2022 and 2023 claim will be retained by the outgoing tenant.

Extracts of the 2022 BP5 application form and the relevant LPIS maps are available on request from the Selling Agents. Purchasers should satisfy themselves as to the accuracy of this information. Any statement within these sale particulars is given in good faith but carries no warranty.

### **Tenure and Possession**

The land is sold subject to the existing Farm Business Tenancy Agreement. The necessary notice has been served to terminate the agreement on 30 September 2023.

The Purchaser(s) will receive the rent from the date of completion of purchase to the end date. A right of early entry or holdover may be required in respect of the 2023 harvest.

### **Nitrate Vulnerable Zone**

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit [www.defra.gov.uk](http://www.defra.gov.uk)

### **Environmental Stewardship**

The land is not currently entered into any Environmental Stewardship or Countryside Stewardship scheme.

### **Outgoings**

Environment Agency General Drainage Charge for 2022 to 2023 of £2.7777/ha.

### **Easements, Wayleaves & Rights of Way**

The land is sold subject to all rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

We understand there is a right of way in favour of Anglian Water to the Pumping Station and the neighbouring landowners, along the track running through land parcel 8118.

### **Tenantright**

There will be no tenantright payable in addition to the purchase price, nor will there be any counterclaim for dilapidations whatsoever.

### **Sporting/Timber Rights/Minerals**

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned.

### **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.

### **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 as a whole 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 information detailed on the enclosed tender form.

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.

### **Further Information**

Further information is available to view in our data Room via [www.ddmagriculture.co.uk](http://www.ddmagriculture.co.uk)



#### **Important Notice**

DDM Agriculture 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 tenant(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 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.



# LOCATION & SITE PLAN

**Postcode:**

Nearest postcode is DN19 7EA

**What3words:**

The location of the main access point is `ghosts.predict.boxing`

