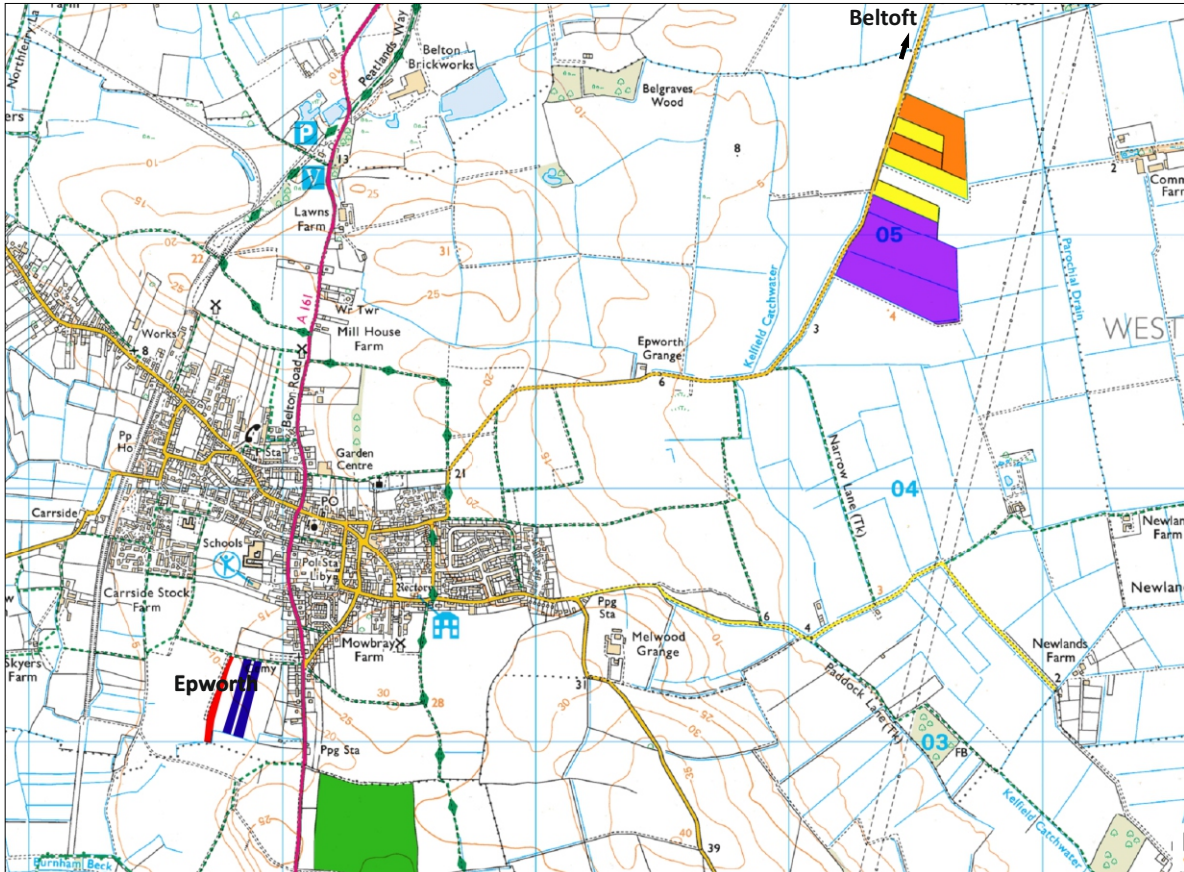


# JH Pickup & Co

## EPWORTH, NORTH LINCOLNSHIRE

(Doncaster 16 miles, Scunthorpe 10 miles)

**107.95 ACRES (43.68 HECTARES) or thereabouts**  
**PRODUCTIVE ARABLE LAND**



**FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN UP TO SIX LOTS**  
**CLOSING DATE: 12 NOON FRIDAY 10 DECEMBER 2021**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION (EXCEPT FOR LOT 6)**

### Solicitors

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### Selling Agents

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A subsidiary of



## General Remarks and Stipulations

### Location

The land is situated to both the south and north east of the town of Epworth in North Lincolnshire. Lots 1 to 3 are sited to either side of the A161 Burnham Road on the southern fringe of the town, with Lots 4 to 6 being sited to the east of Beltoft Road, about a mile to the south of Beltoft and about two miles from the town centre.

### The Farm Land

Lots 1 to 3 comprise various blocks of land formed from the strips of land that make up the historic open fields, which are a feature of the area. Lots 4 to 6 comprise a number of arable fields which are of reasonably regular shapes and which all have road frontage onto Beltoft Road.

Lots 1, 2 and part of Lot 4 are 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, with the remainder all being classified as Grade 3. The Soil Survey of England and Wales identifies the soils for Lots 1 and 2 as being from both the "Newport 1" and the "Worcester" associations with their characteristics described as "deep well drained sandy and coarse loamy soils" and "slowly permeable non-calcareous and calcareous reddish clayey soils" and as suitable for "cereals, sugar beet and potatoes" and "winter cereals" respectively. The soils for Lot 3 are also identified as being from the "Worcester" association. The soils for Lots 4 to 6 are similarly identified as being almost entirely from the "Romney" association with their characteristics described as "deep stoneless permeable calcareous coarse and fine silty soils" and as suitable for "sugar beet; potatoes and cereals; some field vegetables and horticultural crops".

### Schedule & Back Cropping

Lot Number	RLR Field/NG Field Number	Description	BACK CROPPING SCHEDULE					OS Promap Registered or NG Field Area		RLR Area
			2022	2021	2020	2019	2018	Acres	Hectares	Hectares
1 (Red)	8416pt	Arable	W OSR	W Wheat	W Wheat	W OSR	Sp Barley	1.79	0.72	0.87
2 (Blue)	8416pt	Arable	W OSR	W Wheat	W Wheat	W OSR	Sp Barley	2.21 <u>3.06</u> 5.27	2.13	2.25 <u>2.25</u>
3 (Green)	4266	Arable	W OSR	W Wheat	W Wheat	W OSR	Sp Barley	8.86 2.70 <u>24.15</u> 35.71	14.45	14.53 <u>14.53</u>
4 (Purple)	4379 4794	Arable	W Wheat W Wheat	W OSR W OSR	W Wheat W Wheat	W Wheat W Wheat	W Wheat W Wheat	16.17 8.13 8.79 <u>5.14</u> 38.23	15.47	6.53 8.98 <u>15.51</u>
5 (Orange)	6542 5034	Arable	W Rye W Rye	W OSR W OSR	W Wheat W Wheat	W Wheat W Wheat	W OSR W OSR	6.71 3.04 <u>3.39</u> 13.14	5.32	3.97 1.38 <u>5.35</u>
6 (Yellow)	4614 5425 5239	Arable	Let	Let	Let	Let	Let	4.35 6.25 <u>3.21</u> 13.81	5.59	
							<b>TOTALS</b>	<b>107.95</b>	<b>43.68</b>	

### 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 2021 claim will be retained by the Vendors for Lots 1 to 5 and by the Tenant of Lot 6.

It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration, following completion, for Lots 1 to 5.

Extracts of the 2021 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/Early Entry

The land is all owned freehold and Lots 1 to 5 are being sold with the benefit of vacant possession on completion. Lot 6 is subject to an Agricultural Holdings Act 1986 Tenancy in favour of H Thompson & Sons. The current rent for the land is £1,094.00 per annum which took effect from 11 October 2019. The rent is payable yearly in arrears and the tenant is liable for repairs and the drainage rates.

### Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board

Lot Number	Assessable Area (Ha)	Annual Value (£)	2021/2022 Drainage Rates Payable (£)
Lot 1	0.724	84.00	12.77
Lot 2	2.133	246.00	37.39
Lot 3	14.655	1,687.00	256.42
Lot 4	15.471	1,794.00	272.69
Lot 5	5.318	617.00	93.78
Lot 6	5.588	627.00	95.30

### 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).

### Tenantright/Dilapidations

The Purchaser(s) shall pay, in addition to the purchase price, the full amount of tenantright due as if there was an outgoing tenant under the Agriculture (Calculation of Value for Compensation) Regulations in accordance with the current recommended costings produced by the Central Association of Agricultural Valuers, for the 2022 crops that have been established, including enhancement, as appropriate. There will be no consideration or allowance made whatsoever for any dilapidations or any other deductions.

### Sporting and Mineral Rights

All mineral and sporting rights in so far as they are owned are included in the sale.

### Wayleaves, Easements and Rights of Way

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.

There are wayleaves with Northern Powergrid (Yorkshire) plc in respect of the overhead lines and associated poles which cross Lots 2 and 3.

### 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.

### Plans, Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchasers will be deemed to have satisfied themselves of the land and schedules.

### Viewing

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

### Method of Sale

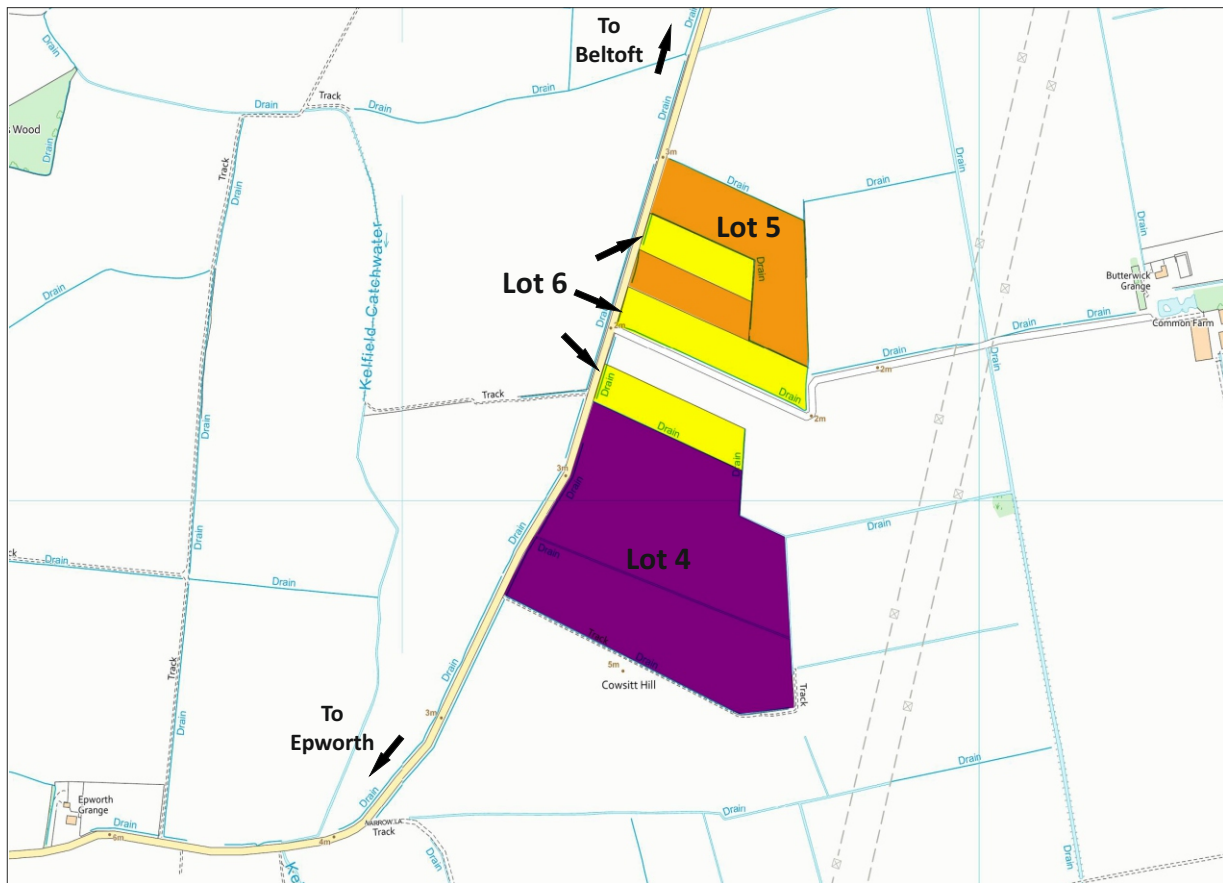
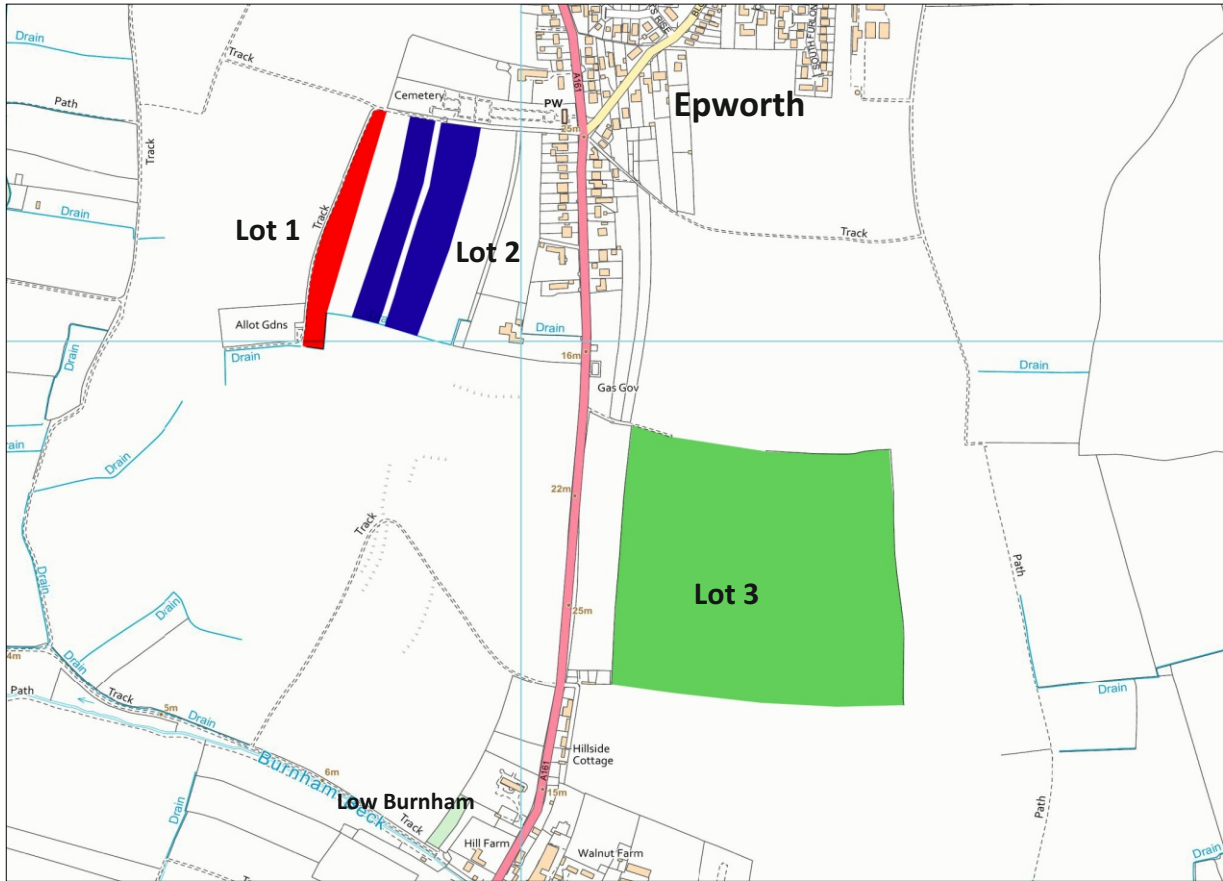
The land is offered for sale as a whole or in up to six Lots by **Informal Tender**. The Vendors do not undertake to accept the highest or indeed, any offer, but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address of Purchaser.
3. Confirm full name and address of solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance, or sale of other property.
5. Submitted in a sealed envelope marked "**Land at Epworth, Tender**".
6. Submitted not later than **12 noon on Friday 10 December 2021**.

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.



# 107.95 ACRES, LAND AT EPWORTH - 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.