



**AGRICULTURE**

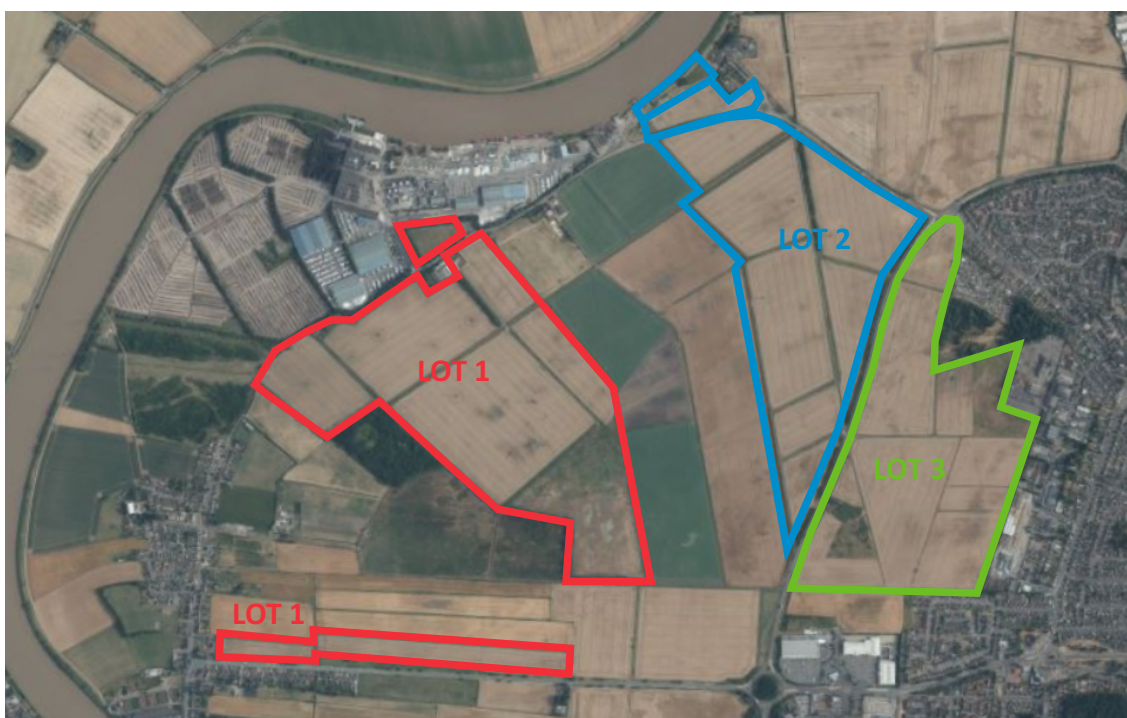
# **FLIXBOROUGH & GUNNESS NORTH LINCOLNSHIRE**

(Scunthorpe 3 miles, Humber Bridge 19 miles)

## **498.06 ACRES (201.56 Hectares)**

or thereabouts

## **HIGHLY PRODUCTIVE GRADE 1 AND 2 ARABLE LAND**



**TO LET AS A WHOLE OR IN UP TO THREE LOTS BY INFORMAL TENDER**

**LOTS 1 & 2: Six Year Farm Business Tenancy**

**LOT 3: Two Year Farm Business Tenancy**

**CLOSING DATE: 12 NOON MONDAY 15 MARCH 2021**

**Letting Agents**

DDM Agriculture

Eastfield, Albert Street

BRIGG, DN20 8HS

Tel: 01652 653669

Fax: 01652 653311

DX: 24358 BRIGG

Ref: Tori

Email: [tori@ddmagriculture.co.uk](mailto:tori@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Location

The land is situated in the parishes of Flixborough and Gunness, with the fields comprising Lot 1 mainly located to the north east of Gunness and the fields comprising Lots 2 and 3 being situated on both sides of the A1077 Orbital Road.

The town of Scunthorpe lies approximately three miles east of the village of Gunness, the city of Kingston upon Hull lies approximately thirty five miles to the north east. The Cathedral City of Lincoln lies approximately thirty three miles to the south. Please refer to the Site Plan on the back page of these particulars.

### Description

The land comprises of the following:

**Lot 1 - 208.63 Acres (84.43 Hectares) (shown Red on the Plan)** – six adjoining arable fields which are regularly shaped and well suited to modern farming practices.

**Lot 2 - 153.65 Acres (62.18 Hectares) (shown Blue on the Plan)** – seven adjoining arable fields, with two further parcels across Neap House Road, of regular shape and well suited to modern farming practices.

**Lot 3 - 135.78 Acres (54.95 Hectares) (shown Green on the Plan)** – four adjoining arable fields of regular shape and well suited to modern farming practices.

The majority of the land is classified as being Grade 2, with some small parcels of Grade 1 in Lots 1 and 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 “Romney” association with the characteristics being described as “deep stoneless, permeable calcareous coarse and fine silty soils” and as such are suitable for “sugar beat, potatoes, cereals, some field vegetables and horticultural crops”.

A prudent cropping rotation is required, with potatoes and vining peas not to be grown for more than 1 year in 6. There are to be no potatoes or sugar beet crops grown in the final year of the letting, unless otherwise agreed with the Landlord.

### Basic Payment Scheme (BPS)

The land is registered on the Rural Land Register. The letting will include a permanent transfer of an appropriate number of Non SDA Entitlements to the incoming Tenant(s), from the Landlord. These are to be used throughout the duration of the tenancy but will be held on trust for the Landlord. They will be transferred for a nil consideration to the Landlord or their nominee at the end of the letting.

A copy of extracts from the 2020 BPS claim and LPIS maps are available online. Prospective Tenant(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.

### Back Cropping

	2021	2020	2019	2018	2017	2016
<b>Lot 1</b>	Winter Wheat	Spring Oats	Spring Oats	Winter Wheat	Spring Beans	Spring Barley
<b>Lot 2</b>	Winter Wheat	Spring Oats	Spring Barley	Winter Wheat	Spring Beans	Spring Barley
<b>Lot 3</b>	Winter Wheat	Spring Oats	Spring Barley	Winter Wheat	Spring Beans	Spring Barley

### Outgoings

Scunthorpe & Gainsborough Water Management Board Drainage Charge

	Assessable Area	2021/22 Drainage Rates
<b>Lot 1</b>	208.63	£400.23
<b>Lot 2</b>	153.65	£674.47
<b>Lot 3</b>	135.78	£474.87

## Nitrate Vulnerable Zone

The land is all within a designated Nitrate Vulnerable Zone.

## Possession

The incoming tenant(s) will be granted early entry, prior to the proposed term date, once the 2021 harvest growing crops have been cleared, following execution of the Farm Business Tenancy (FBT) agreement.

## Easements, Wayleaves and Rights of Way

The land is let subject to all easements, wayleaves and rights of ways whether mentioned in these particulars or not.

## Viewing

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

## Sporting Rights

The sporting rights are reserved to the Landlord but are not currently exercised.

## Stamp Duty Land Tax (SDLT)

In instances where SDLT becomes payable, this will be borne solely by the incoming Tenant

## Method of Letting

The land is offered to let by informal tender and all offers should be submitted on the printed Tender Form enclosed with these particulars. Best and final offers of rent expressed as a lump sum (not per acre) per annum, should be sent in writing to DDM Agriculture, Eastfield, Albert Street, Brigg, DN20 8HS, in a sealed envelope marked "LAND AT GUNNESS" by no later than **12 NOON ON MONDAY 15 MARCH 2021**. 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, furthermore, escalating bids or offers made by reference to other bids are not acceptable.

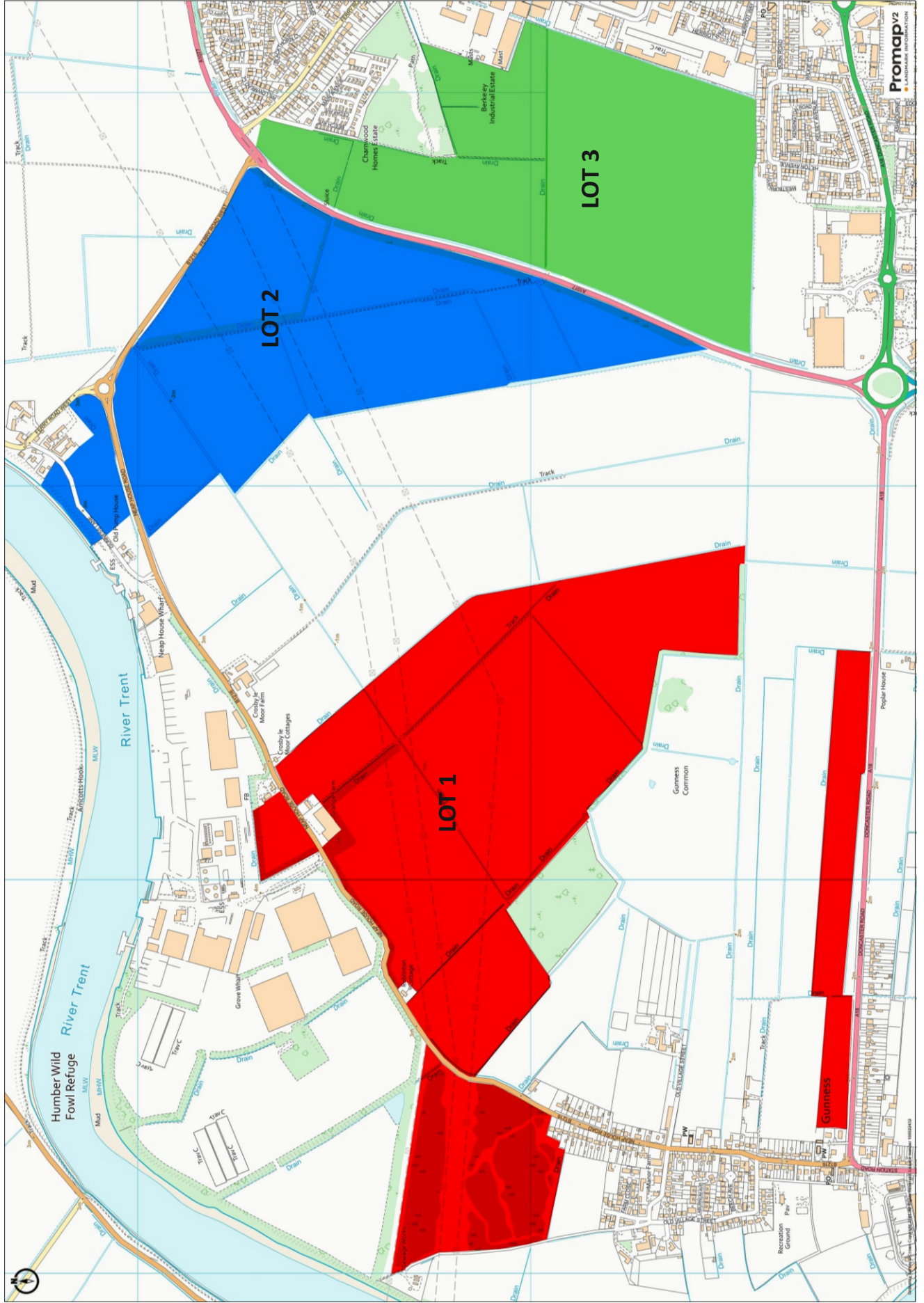


### Important Notice

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.

# LAND AT FLIXBOROUGH & GUNNESS - SITE PLAN



**LAND AT FLIXBOROUGH & GUNNESS - TERMS OF THE TENANCY**

1. The land at Flixborough and Gunness is offered to rent under a six year Farm Business Tenancy (Lot 1, Lot 2) or a two year Farm Business tenancy (Lot 3), with effect from 01 October 2021. The rent shall be payable quarterly in arrears on 01 January, 01 April and 01 July and 01 October 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 shall be responsible for all outgoing.
3. The Tenant shall keep and leave in repair all fences, gates, ditches, drains etc.
4. The Tenant shall be responsible for all maintenance of hedges, (as applicable).
5. The Tenant may not sub-let the tenancy, without the Landlord's prior consent.
6. The Landlord reserves all wayleave payments made in respect of the land.
7. The Tenant will use the land for agricultural purposes only.
8. The Landlord will not allow any land to be used for outdoor pig production.
9. The Landlord will not allow any genetically modified crops to be grown on the Holding.
10. The Tenant will not grow potatoes more than one in seven years and vining peas one in six years on any individual field enclosures.
11. The Tenant may not use any sewage sludge or AD by-product on the Holding, without the Landlord's prior consent.
12. The Tenant(s) must not spray within 1 metre of any field boundary.
13. The Tenant(s) will be required to sign a tenancy agreement prior to first taking entry.
14. The Tenant(s) will be responsible for the payment of Letting Agent's fees calculated at 5% of the agreed first year's rent, plus VAT.
15. Any further enquiries please email [tori@ddmagriculture.co.uk](mailto:tori@ddmagriculture.co.uk), or 01652 653669.

**Letting Agents**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG, DN20 8HS

**Tel: 01652 653669**

Ref: Tori

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

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LAND AT FLIXBOROUGH & GUNNESS
498.06 ACRES (201.56 HECTARES)

TENDER FORM

SUBJECT TO CONTRACT

TENDER FORM TO BE RECEIVED BY
MIDDAY ON MONDAY 15 MARCH 2021

6 YEAR FARM BUSINESS TENANCY (LOT 1, LOT 2)
2 YEAR FARM BUSINESS TENANCY (LOT 3)

I/We, having read the particulars and conditions of the letting of land at Flixborough & Gunness, North Lincolnshire, offer to take the land on the conditions of the Farm Business Tenancy commencing 01 October 2021 at a commencing rent of:

LOT 1 £..... per annum (figures)

..... per annum (words)

LOT 2 £..... per annum (figures)

..... per annum (words)

LOT 3 £..... per annum (figures)

..... per annum (words)

NAME: .....

ADDRESS: .....

.....

TELEPHONE: ..... MOBILE: .....

E-MAIL: .....

DATE: .....

SIGNATURE: .....

Letting Agents

DDM Agriculture
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