

# LAND AT SCOTTER & SCOTTON GAINSBOROUGH 51.97 ACRES (21.03 HECTARES)

or thereabouts  
(Messingham 2.5 miles, Lincoln 24 miles)



**FOR SALE AS A WHOLE OR IN UP TO SEVEN LOTS  
BY INFORMAL TENDER  
CLOSING DATE: 12 NOON THURSDAY 05 AUGUST 2021  
FREEHOLD WITH VACANT POSSESSION**

**Solicitors**

Sills & Betteridge LLP  
Aquis House  
18-28 Clasketgate  
LINCOLN  
LN2 1JN  
Tel: (01522) 542211  
DX: 11025 LINCOLN  
Ref: Richard Bussell  
E-Mail: [rbussell@sillslegal.co.uk](mailto:rbussell@sillslegal.co.uk)



**Selling Agents**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS  
Tel: 01652 653669  
DX: 24358 BRIGG  
Ref: Tori Heaton  
E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Introduction

DDM Agriculture has the pleasure of being instructed on the disposal of several useful blocks of commercial arable land situated on the northern and south western side of the village of Scotter and on the southern and western side of the village of Scotton. The land in total extends to approximately 51.97 acres, which is split into seven Lots, giving the opportunity to acquire some productive arable land, or potential paddock land, for those with equestrian interests.

### Location

The village of Messingham lies approximately two and a half miles to the north and the Cathedral City of Lincoln lies approximately twenty four miles to the south.

### Description

The land is classified as being Grade 3 on Sheets 104 of the Provisional Land Classification Maps as historically published by the Ministry of Agriculture Fisheries and Food.

The Soil Survey of England and Wales identifies the soils from Lots 1 and 4 as being from the "Crannymoor" association, with their characteristics described as "well drained sandy soils" and as suitable for "cereals and some root crops".

The Soil Survey of England and Wales identifies the soils from Lots 2 and 3 as being from the "Aberford" association, with their characteristics described as "shallow, locally brashy, well drained calcareous fine loamy soils over limestone" and as suitable for "cereals with some sugar beet and potatoes".

The Soil Survey of England and Wales identifies the soils from Lots 5, 6 and 7 as being from the "Salop" association, with their characteristics described as "reddish fine loamy over clayey soils" and as suitable for "cereals and/or grassland".

### Basic Payment Scheme

The land is being sold as 'naked acres' ie. with no entitlements. However, the land has previously been subject to a Basic Payment Scheme claim and as such, entitlements could be purchased to make future claims (please contact the Selling Agents).

### Back Cropping

The land has been left fallow for the last three seasons.

### 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

There will be no tenantright payable nor will there be any consideration or allowance made whatsoever for dilapidations or any other deductions.

### Tenure and Possession/Early Entry

The land is offered for sale freehold with the benefit of vacant possession on completion. If applicable, early entry is available subject to the payment of a double deposit of 20%.

### Outgoings

Drainage rates for the land are payable to the Scunthorpe and Gainsborough Water Drainage Board.

### 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.

### 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 details or not.

### Viewing

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



Lot 1

Accessed via North Moor Road



Lot 2

Accessed via the A159 Messingham Road



## Method of Sale

The land is offered for sale as a **whole or in up to seven Lots 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 following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of Purchaser.
3. Confirm full name and address and contact telephone number 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 Scotter and Scotton**".
6. Submitted not later than **12 noon Thursday 05 August 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.

## Schedule

Lot Number	Description	Area (Acres)	Area (Hectares)
1	Arable	14.87	6.02
2	Arable	5.22	2.11
3	Arable	11.69	4.73
4	Arable	3.80	1.54
5	Arable	1.59	0.64
6	Arable	10.69	4.33
7	Arable	4.11	1.66
		<b>51.97</b>	<b>21.03</b>



Accessed via the A159 Messingham Road



Accessed via the A159 Gainsborough Road



Accessed via Laughton Road



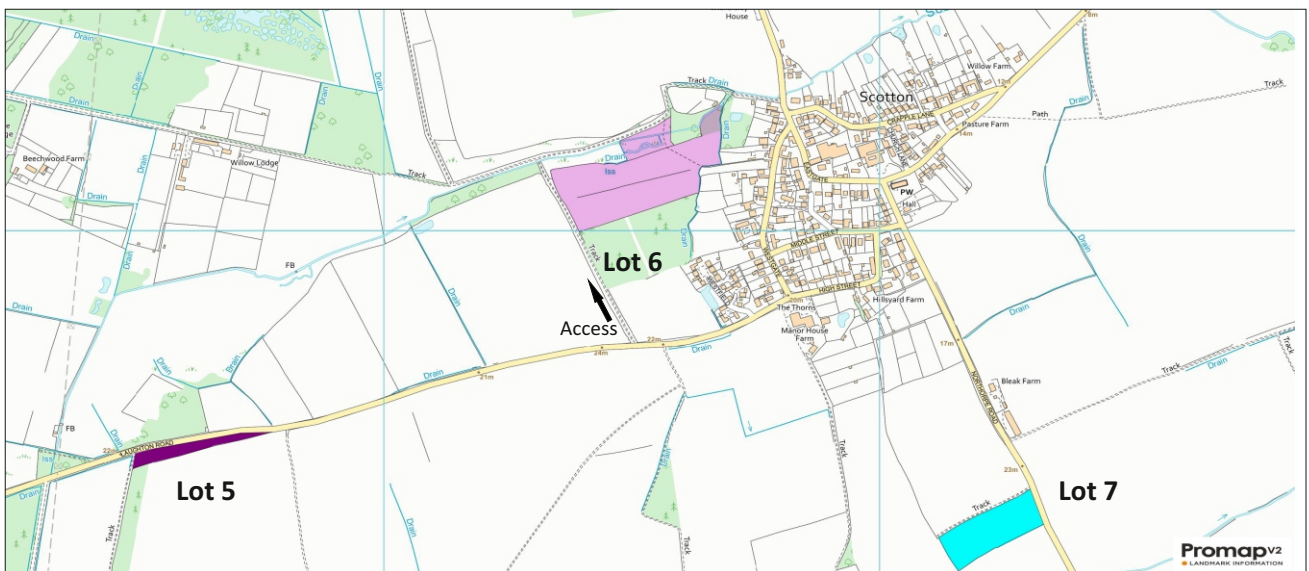
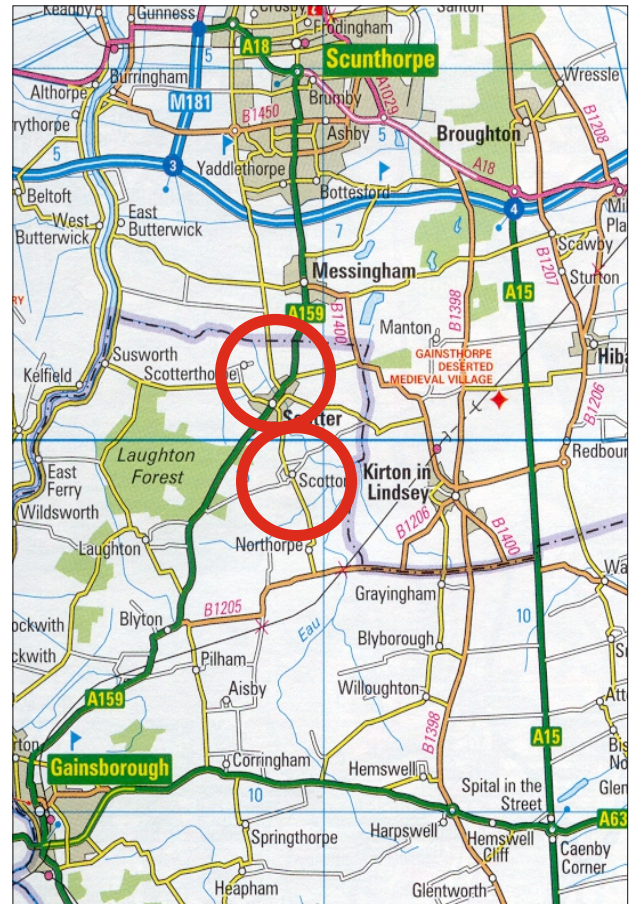
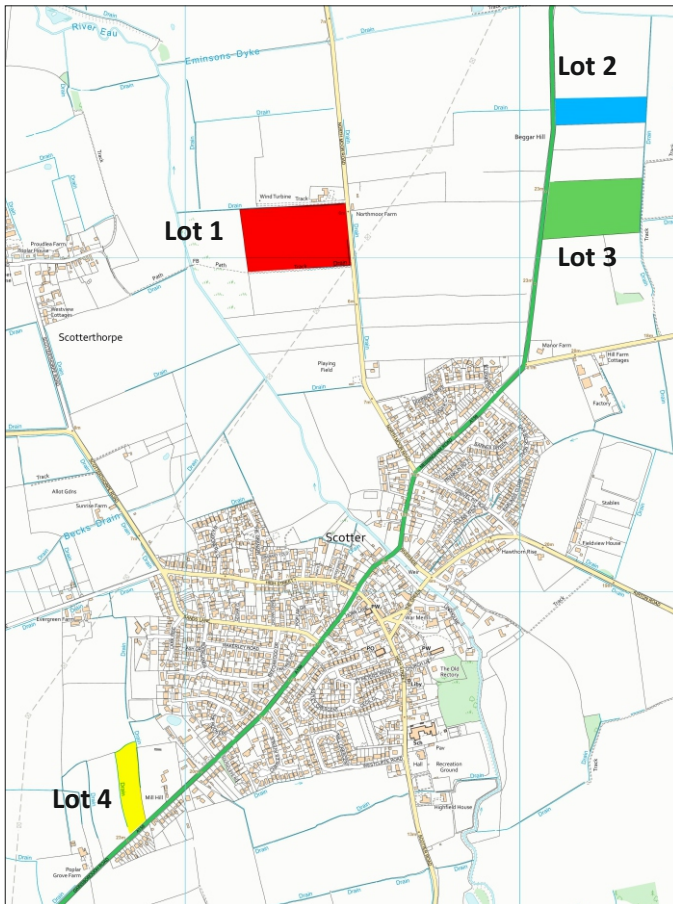
Accessed via the track off the High Street



Accessed via Northorpe Road



## 51.97 ACRES (21.03 HECTARES) - LAND AT SCOTTER & SCOTTON SITE PLAN AND LOCATION PLAN



### Important Notice

DDM Agriculture for themselves and the Vendor 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 purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS, planning 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.

TH/SJP/BR-18/185C  
22 June 2021