



**WINTERINGHAM, NORTH LINCOLNSHIRE**  
**42.92 Acres (17.37 Hectares)**



# WINTERINGHAM NORTH LINCOLNSHIRE

## QUALITY GRASSLAND/ARABLE

**42.92 Acres (17.37 Hectares) or thereabouts**

(Barton upon Humber 2 miles, Scunthorpe 8 miles)

**FOR SALE BY INFORMAL TENDER**

**CLOSING DATE:**

**12 NOON FRIDAY 01 SEPTEMBER 2023**

### Introduction & Location

DDM Agriculture are delighted to offer for sale 42.92 acres (17.37 hectares) of good quality grassland, situated in the County of North Lincolnshire.

The land is situated in the county of North Lincolnshire, just over two miles to the west of Barton upon Humber, to the south of the A1077 Sluice Road, between the villages of South Ferriby and Winteringham.

#### 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

### **Description**

The land extends to approximately 42.92 acres, which is split into two fields which are currently laid to grass (shown coloured red on the site plan).

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

The Soil Survey of England and Wales identifies the soils as being from the "Wallasea 1" soil association with their characteristics described as "deep stoneless non-calcareous and calcareous clayey soils", and suitable for winter cereals and some grassland.

### **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 2023 and 2024 claim will be retained by the outgoing Tenant.

The relevant LPIS maps are available 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.

### **Stock Proof Fencing**

The outgoing Tenant will consider leaving the fencing in-situ, subject to a consideration being agreed between the parties.

### **Back Cropping**

The land has been sown to grass for a period in excess of 5 years, however, it has historically been cropped and could offer the opportunity to do so in the future.

### **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 15 September 2023. The Purchaser(s) will receive the rent from the date of completion of purchase to the end date.

### **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.

### **Environmental Stewardship - Higher Level Stewardship (HLS) Agreement**

All of the land is currently in a HLS Agreement with Natural England until 30 September 2024, option HK14 – 'Creation of wet grassland for wintering waders and wildfowl'. Further details of the HK14 management prescriptions are available from the selling agents and the Purchaser(s) will be obliged to take on the Agreement and follow the management prescriptions set out by Natural England.

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

There are third party rights over the tracks, at all times, for all purposes. The land is sold subject to all other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

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

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

### **Development Clause**

The land will be sold subject to large scale renewable overage (50kW<) set at 30% of any uplift in value as the result of the grant of any planning consent, for a period of 30 years, from the date of the sale completion.

### **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**

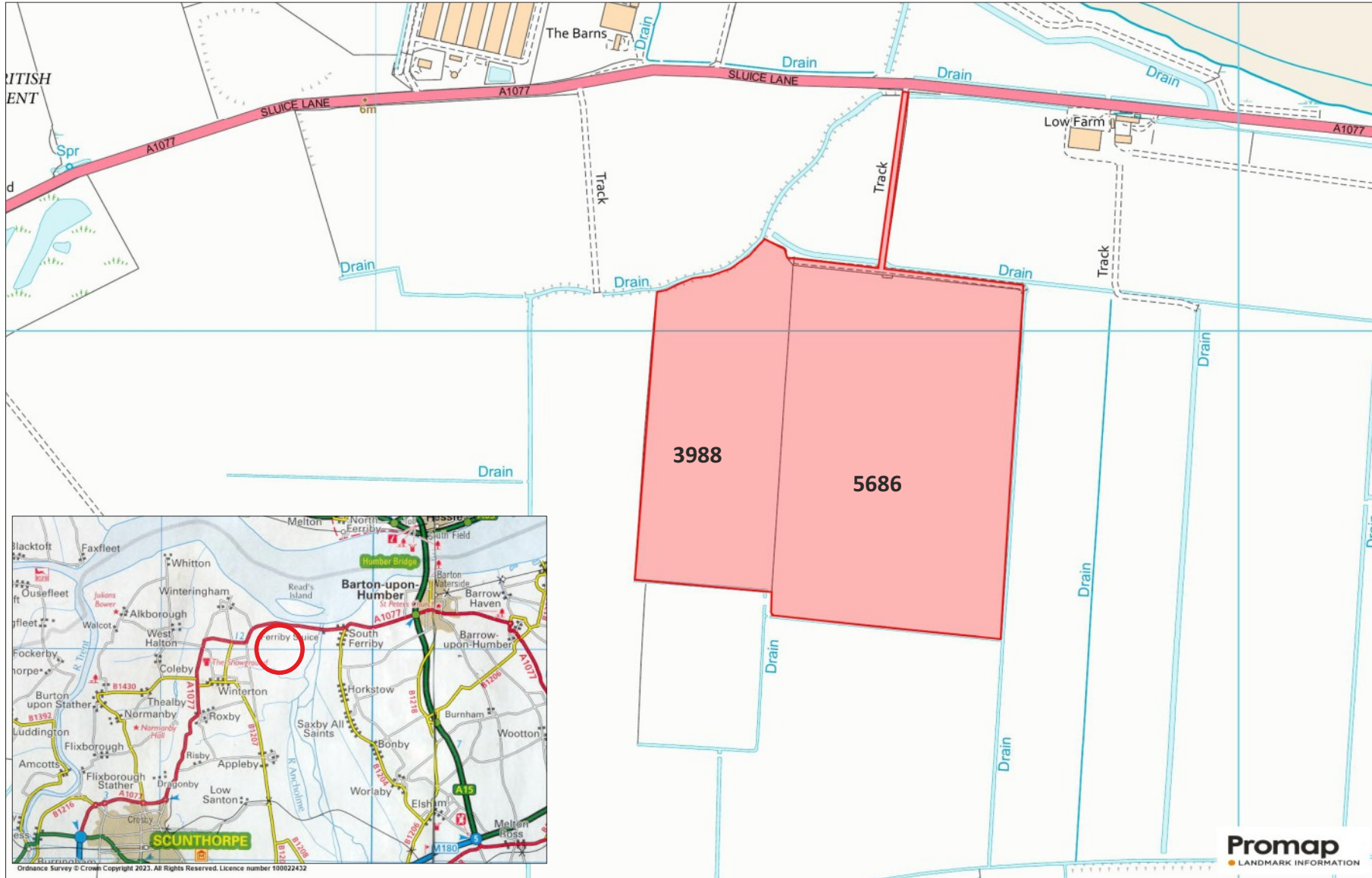
The land is offered for sale as a whole by Informal Tender. The Vendor does not undertake to accept the highest, or indeed, any offer, but best and final offers should be submitted in accordance with the information detailed on the enclosed Tender Form.

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.

### **Schedule**

RLR Field No.	NG Number	NG Area		RLR Area	
		Acres	Hectares	Acres	Hectares
5686	6200	27.80	11.25	26.93	10.90
3988	4800pt	3.69	1.49	14.85	6.01
	4000	4.31	1.74	-	-
	3879	7.12	2.88	-	-
	<b>TOTAL</b>	<b>42.92</b>	<b>17.36</b>	<b>41.78</b>	<b>16.91</b>

## LOCATION & SITE PLAN



### 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.
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