

TO LET
MANOR FARM, SCOTTER, LINCOLNSHIRE
(Scunthorpe 10 miles, Gainsborough 10 miles)
329.95 Acres (133.53 Hectares)



General Remarks and Stipulations

Location

The land is situated to the north side of the village of Scotter, near Gainsborough. The village of Messingham lies approximately three miles to the north and the town of Scunthorpe lies approximately ten miles to the north.

Description

The farm extends in total to approximately 329.95 acres (133.53 hectares) or thereabouts of arable land within a ring fence. The land is classified as being Grade 3 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 “Newport 1” association with their characteristics described as “deep well drained, sandy and coarse loamy soils” and as suitable for “cereals, sugar beet and potatoes”.



Farm Buildings

The letting includes the benefit of a Grain Store (90ft x 75ft overall) divided into three bays, each with a roller shutter door and drive-on grain drying floor. There is also a separate chemical store and WC building adjacent to a 3,500 litres fuel tank and a 10,000 litres water tank.

Countryside Stewardship

The land is currently within a Countryside Stewardship Mid-Tier Agreement, which commenced in 2021 and finishes on 31 December 2025. This scheme can be transferred to the incoming tenant or cancelled, dependent upon the requirements of the successful tenderer.

Basic Payment Scheme

All of the land is registered on the Rural Land Register and it has been used to activate entitlements under the Basic Payment Scheme as operated by the Rural Payments Agency. The 2022 claim will be retained in its entirety by the Landlord and the letting of the land will be without any entitlements.

Possession

The incoming Tenant will be granted entry following completion of a Farm Business Tenancy Agreement, payment of the first instalment of rent and the Letting Agent’s fee for setting up the Agreement. The Landlord reserves the right to hold a machinery sale on an area to be agreed, within the first six months of the tenancy.

Further Information

Further details and information relevant to the letting is available online from the letting agents, DDM Agriculture, at www.ddmagriculture.co.uk, or upon request. Prospective tenants should satisfy themselves as to the accuracy of this information. Any statement within these Letting Particulars is given in good faith but carries no warranty.



Viewing

The land may be viewed at any reasonable time during daylight hours when in possession of a set of the Letting Particulars. Any inspection of the farmyard and buildings is only by prior arrangement.

Method of Letting

The property is offered to let by Informal Tender. Best and final offers of rent expressed as a lump sum per annum (not per acre), should be sent in writing, on the Tender Form provided, to DDM Agriculture, Eastfield, Albert Street, BRIGG, North Lincolnshire, DN20 8HS in a sealed envelope marked “**SCOTTER RENT TENDER**” by no later than **12 noon on Friday 24 June 2022**. The Landlord reserves the right not to accept the highest or any offer, further more escalating bids or offers made by reference to other bids are not acceptable.

Further information is available from Giles Johnston on 07970 126300 or Tori Clinch on 07920 232135.

Land Schedule and Back Cropping

Parcel ID	RPA Total Area Hectares	RPA Eligible Area Hectares	BACK CROPPING SCHEDULE						
			2022	2021	2020	2019	2018	2017	2016
SE8901 1157	4.24	4.24	W Barley AB1	W Barley	W Wheat	OSR	W Barley	W Wheat	OSR
SE8901 3659	5.15	5.15	W Wheat	W Wheat	OSR	W Wheat	W Wheat	OSR	W Wheat
SE8901 6453	16.15	16.15	V Peas	W Wheat	W Wheat	OSR	W Wheat	W Wheat	OSR
SE8901 1793	8.86	8.86	W Barley	W Wheat	V Peas	W Barley	W Wheat	OSR	W Barley
SE8901 3398	2.17	1.93	OWS/AB1	W Wheat	V Peas	W Barley	W Wheat	OSR	W Barley
SE8902 4554	5.19	5.19	W Wheat	V Peas	W Barley	W Wheat	OSR	W Barley	W Wheat
SE8902 6463	3.44	3.44	OWS	W Barley	S Barley	W Wheat	OSR	W Barley	W Wheat
SE8902 6144	11.72	11.59	OWS	W Barley	S Barley	W Wheat	OSR	W Wheat	W Wheat
SE8901 5497	9.93	9.69	W Wheat	V Peas	S Barley	W Wheat	OSR	W Barley	W Wheat
SE8902 8307	8.97	8.88	Forage Maize	W Barley	W Wheat	OSR	W Wheat	W Wheat	W Wheat/OSR
SE8902 8021	4.37	4.37	W Wheat	Forage Maize	W Barley	W Wheat	OSR	W Barley	
SE8902 8247	9.63	9.63	W Wheat	Forage Maize	S Barley/ W Wheat	W Wheat	OSR	W Wheat	W Wheat
SE9002 8046	3.88	3.88	Forage Maize	W Wheat	Forage Maize	W Barley	W Wheat	OSR	W Barley
SE9002 4631	3.79	3.79	W Wheat	Forage Maize	W Wheat	OSR	W Wheat	W Wheat	OSR
SE9002 8133	5.96	5.96	Forage Maize	W Wheat	Forage Maize	W Barley	W Wheat	OSR	W Barley
SE9002 4818	11.15	10.96	W Wheat AB9/AB17	Forage Maize	W Wheat	OSR	W Wheat	W Wheat	OSR
SE9002 8014	8.78	8.41	Forage Maize AB9	W Wheat	Forage Maize	W Barley	W Wheat	OSR	W Wheat
SE9002 3401	8.81	8.81	W Wheat	W Wheat	OSR	W Wheat	W Wheat	OSR	W Wheat
SE8902 7810	1.34	0	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
TOTAL	133.53	130.93							

LOCATION & SITE PLAN

