

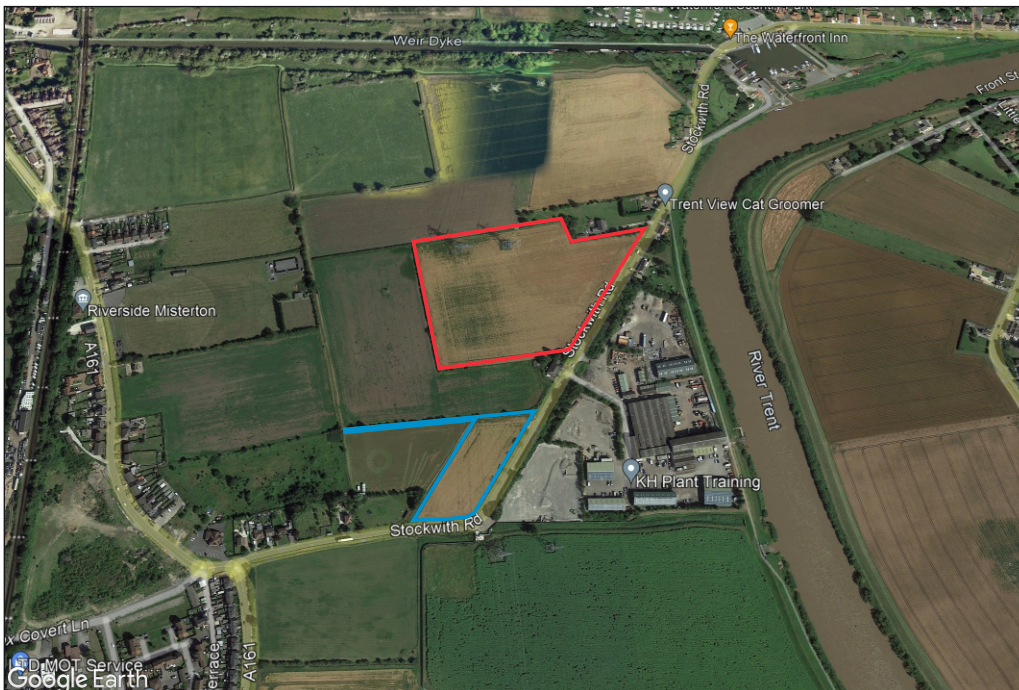
## MISTERTON NOTTINGHAMSHIRE

(Gainsborough 6 miles, Doncaster 17 miles)

### 12.25 ACRES

(4.96 Hectares) or thereabouts

### HIGHLY PRODUCTIVE GRADE 1 ARABLE LAND



**FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS**

**CLOSING DATE: 12 NOON FRIDAY 03 DECEMBER 2021**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

**Solicitors**

Mason, Baggott & Garton  
13 - 19 Wells Street  
SCUNTHORPE  
DN15 6HN  
Tel: 01724 868611

**Selling Agents**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG, DN20 8HS  
Tel: 01652 653669  
DX: 24358 BRIGG

Ref: Richard Mason  
E-mail: richardmason@lawlincs.co.uk

Ref: Andrew Houlden  
E-mail: andrew.houlden@ddmagriculture.co.uk

## General Remarks and Stipulations

### Location

The land is situated to the south west of the village of West Stockwith and to the east of the village of Misterton in north east Nottinghamshire.

### Description

The land comprises two arable fields and a section of former railway. The land is classified as being Grade 1 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales as historically produced 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 their characteristics described as "deep stoneless permeable calcareous fine and coarse silty soils" and as suitable for "sugar beet, potatoes and cereals; some vegetables and horticultural crops".

### Schedule

Lot No.	NG Field No.	RLR Field No.	Description	RLR/Claimable Area		
				NG Area Acres	Acres	Hectares
1 (Red)	2128pt	2128	Arable	9.75	10.08	4.08
2 (Blue)	0010pt 1300	1607	Arable & Grass	2.50	2.67	1.08
				<b>12.25</b>	<b>12.75</b>	<b>5.16</b>

### Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Basic Payment Scheme entitlements. The 2021 claim is reserved to the Vendors.

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

An extract of the 2021 BPS application form and relevant LPIS maps are available on request from the Selling Agents. Purchaser(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.

### Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

### Outgoings

Trent Valley Internal Drainage Board.

Lot No.	Assessable Area (Hectares)	Annual Value £	2021/2022 Drainage Rates Payable £
1	4.051	479.00	49.91
2	0.842	98.00	10.21

### Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions of any kind.

### Early Entry

Early entry on to the land will be permitted for the prospective Purchaser(s) prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

### 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.

## Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

## Easements, Wayleaves & Rights of Way

There is an easement with National Grid plc in respect of the two pylons and associated high voltage power lines which cross both lots.

The property is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and wayleaves and all rights of access whether mentioned in these particulars or not.

## Back Cropping

Lot No.	RLR Field No.	2021		2020		2019		2018		2017	
		Description	Area (Ha)	Description	Area (Ha)	Description	Area (Ha)	Description	Area (Ha)	Description	Area (Ha)
1	2128	Permanent Grass Winter Barley	0.0257 4.0545	Spring Barley	4.0802	Winter Wheat Winter Oilseed Rape	2.5302 1.5500	Winter Barley	4.0802	Winter Barley	4.0802
2	1607	Permanent Grass Winter Barley	0.1280 0.9534	Permanent Grass Spring Barley	0.1280 0.9534	Winter Oilseed Rape	1.0814	Permanent Grass Winter Barley	0.1280 0.9534	Winter Barley	1.0814

## Viewing

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

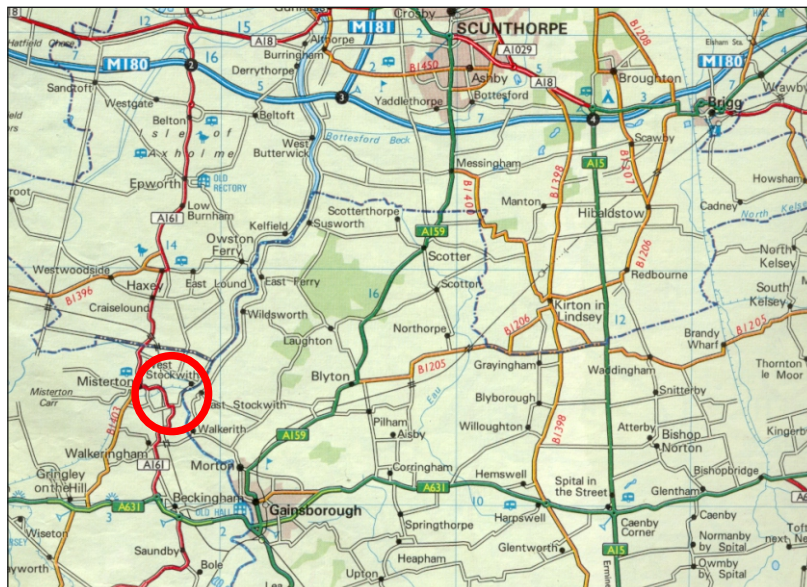
## Method of Sale

The land is offered for sale by informal tender as a whole or in two Lots. 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:-

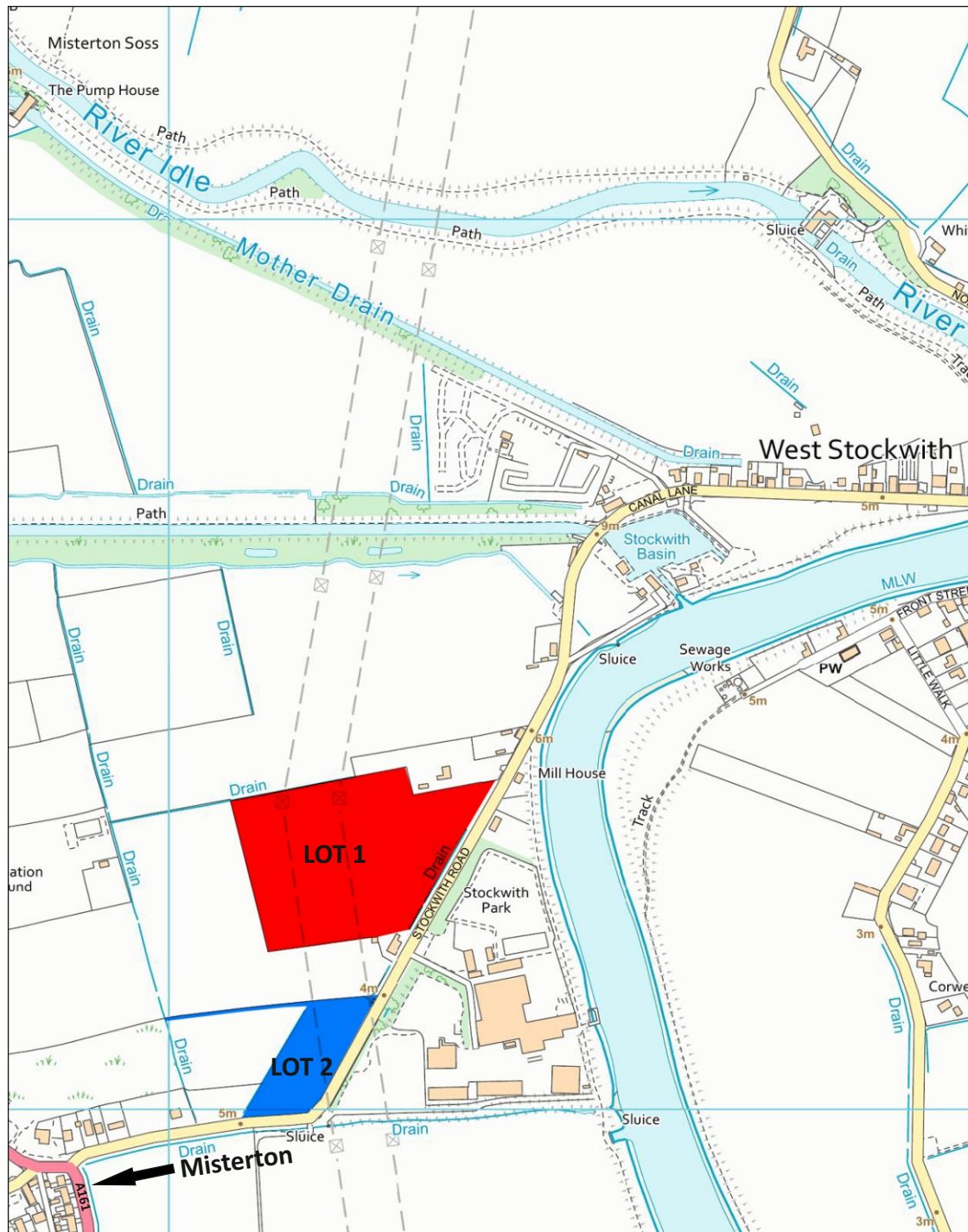
1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of Purchaser.
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "Land at Misterton".
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with Anti-Money Laundering legislation.
7. Submitted no later than **12 noon Friday 03 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.

## LOCATION PLAN



**SITE PLAN  
FOR IDENTIFICATION PURPOSES ONLY**



**Important Notice**

DDM Agriculture for themselves and the Vendors 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 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 land.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: AH/BW/BR-21/219  
02 November 2021