



NORTH EWSTER FARM
West Butterwick
North Lincolnshire, DN17 3JU



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- **206.11 acres (83.42 hectares) Residential Grade 1 Arable Farm**
- **4 Bedroom Detached Farmhouse**
- **Farm Buildings**
- **Grade 1 Arable Land with Irrigation - 6 million gallons**

FREEHOLD WITH VACANT POSSESSION

**FOR SALE AS A WHOLE OR IN UP TO THREE LOTS
BY PRIVATE TREATY**



Solicitors

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Selling Agents

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GENERAL REMARKS & STIPULATIONS

Location

North Ewster Farm is situated on the south side of the village of West Butterwick which lies nine miles south west of Scunthorpe, five miles to the east of Epworth and fourteen miles north of the town of Gainsborough. The farm also lies only six miles to the south side of Junction 3 of the M180 motorway, providing quick and easy access to the national motorway network. Robin Hood Airport is situated only fourteen miles to the west of the farm. Access to the farm can be gained directly from the C213 road running between West Butterwick and Owston Ferry.

Introduction

The sale of North Ewster Farm offers a rare opportunity to acquire a high quality residential arable farm. Lot 1 includes a well appointed family farmhouse, a range of general purpose buildings providing storage for approximately 800 tonnes of grain, together with approximately 9.83 acres of arable and grassland.

Lot 2 - 98.69 acres and Lot 3 - 95.91 acres, combine to offer an excellent block of Grade 1 warped arable land with the benefit of two irrigation licences, totalling 6 million gallons of water.

Local Amenities

North Ewster Farm is located approximately two miles south of the village of West Butterwick which has an excellent primary school, a post office and two public houses. The historic market town of Epworth has both a primary school and the combined secondary and sixth form South Axholme Academy, both schools having good Ofsted reports. There are several public houses, restaurants and a vibrant market square with many local shops and facilities.

The Farm Buildings

A useful General Purpose Grain Store with adjoining lean-to's on either side is located centrally to the land with capacity for up to approximately 800 tonnes of grain storage plus a useful lean-to providing machinery storage.

The Land

All of the land is classified as being **Grade 1** on the Provisional Land Classification Maps as published by the Ministry of Agriculture, Fisheries and Food.

The Soil Survey of England and Wales identifies the soils as being from the "Romney" association with their characteristics described as "deep, stoneless calcareous and fine silty soils" and suitable for "high yielding cereals and root crop production" which is typical of the area.

Irrigation

There is an irrigation licence for up to 22,000 cubic metres (4.84 million gallons) to abstract water from the Kelfield East Drain. There is also a second licence to abstract water from the River Trent for 5,650 cubic metres (1.24 million gallons) per annum.

Sporting & Environmental Stewardship

The sale of the property includes the sporting rights which are enhanced by green lanes providing excellent wildlife habitat.

The Vendor has included his land in an informal local shoot, so whilst the arable farming has been commercial, the inclusion of the land in Higher Level Stewardship Agreement, has added a few margins providing a diverse habitat.



A copy of the HLS Agreement, which terminates on 30 September 2024 is available from the Selling Agents.

LOT 1 - NORTH EWSTER FARMHOUSE
(includes farm buildings in total 10.18 acres)

The detached farmhouse, constructed of brick under a clay tile roof, is accessed directly from the C213. The accommodation comprises:-

Rear entrance door to **Utility** with built in cupboards, stainless steel single drainer sink unit and plumbing for a washing machine, with access to:-

Open Plan Kitchen with a range of fitted units and cupboards, oil fired Aga, built in single De-Dietrich oven and electric hob with canopy over, single drainer sink unit and double french doors to the rear garden area.

Separate downstairs **WC** with pedestal sink, low flush toilet and built in cupboards.

Large Hallway with Parquet floor leading to:-

Sitting Room with wood burning stove in brick surround on York stone hearth, three single radiators and dual aspect.

Living Room with open fireplace, marble effect surround, double french doors to rear patio area and two single radiators.

Upstairs to first floor landing with single radiator (loft access), access to walk-in airing board:-

Master Bedroom - a double bedroom with built-in cupboards, two radiators, single aspect with **En-suite Bathroom**, comprising pedestal sink, low flush w.c. and single radiator.

Bedroom 2 - a double bedroom with single aspect and two single radiators.

Bedroom 3 - a double bedroom with single aspect and two single radiators.

Bedroom 4 - a twin bedroom with single aspect and two single radiators.

Family Bathroom with a walk-in mains shower, free standing bath, low flush w.c., twin sink in vanity unit single radiator, and single aspect

Services

Mains water and electricity are connected to the farmhouse, drainage is to a private system.

Energy Performance Certificate

The EPC rating is band E.

Council Tax Band

The Council tax band is E.

April 2021 Council Tax Payable £2,332.32.

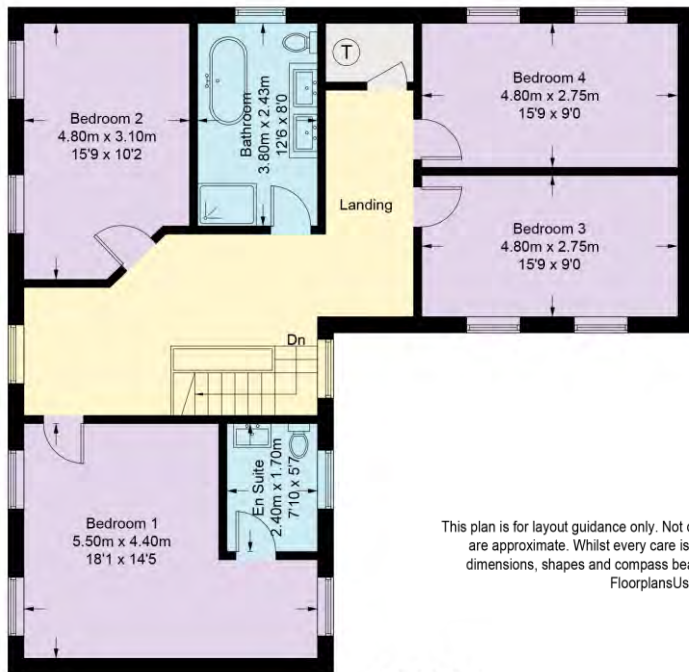


North Ewster Farm, DN17 3JU

Approximate Gross Internal Area = 216.7 sq m / 2332 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
FloorplansUsketch.com © 2021 (ID769821)

THE FARM BUILDINGS

The buildings comprise:-

1. **General Purpose Building** - 90'0" x 35'0" (27.43m x 10.67m) 6-bay, concrete stanchion, part brick walls to 6 feet, corrugated fibre cement cladding to eaves and roof over a concrete floor, with double sliding doors. Access to:-

2. **Lean-to** - 90'0" x 25'0" (27.43m x 7.62m) with part sectional concrete slab panels to 3 metres, concrete floor and double sliding entrance doors.

Total Grain Store Capacity: approximately 800 tonnes.

3. **Lean-to** - 75'0" x 30'0" (22.86m x 9.14m) 5-bay open sided steel framed lean-to with corrugated fibre cement roof over a concrete floor.

4. **Traditional Brick and pantile Barn** - dilapidated and in need of repair.



Tenure and Possession/Early Entry/Holdover

The farm is offered for sale freehold with the benefit of vacant possession. Early entry is available subject to an exchange of contracts and the payment of a double deposit of 20%.

Following completion, the Vendors reserve the right to store grain in the General Purpose Grain Store until 01 October 2021.

Tenantright/Dilapidations

It is intended that the Vendor will harvest the 2021 crops and, therefore, no tenantright is payable in addition to the purchase price.

Field Schedule and Back Cropping

A schedule of the land and back cropping is detailed at the back of these particulars.

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

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 by the Vendor. The 2021 claim will be retained by the Vendor. It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration, following completion in readiness for the 2022 BPS claim.

Copies of the Vendor's 2021 BP5 application form and the relevant LIPIS maps are available on request 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.

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.

Sporting and Mineral Rights

All mineral and sporting rights are included in the sale.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether mentioned in these particulars or not.

Lots 1 and 2 are accessible by a number of green lanes and tracks which run directly from the C213 which are identified on the site plan.

There are no footpaths or bridleways crossing the farm.

There is a right of access crossing RLR field number 3856 held in favour of a neighbouring farmer which is mown annually, clearly visible on Lot 2 from the C213. Similarly there is a right of access over the track running between RLR 9471 and 8853 also in favour of a neighbouring landowner.

There are easements held in favour of National Grid Gas as follows:-

Lot 2 - a single pipeline affecting RLR field numbers 0646 and 0420.

Lot 3 - two pipelines affecting RLR field number 2472.

There are wayleaves held in favour of Northern Powergrid in respect of wooden poles and overhead lines affecting all Lots.

Development Clause/Restrictive Covenant

The yard and buildings, being part of Lot 1 and the whole of Lot 2 and Lot 3, are sold subject to a development clause whereby 30% of any uplift in value, in excess of its existing value, resulting from a change of use, is reserved to the Vendor for a period of 50 years as from the date of completion.

Part of Lot 2 is sold subject to a restrictive covenant preventing the land in field numbers 3856 and 3535 being used to accommodate farm/commercial buildings and a restriction against use for all livestock production (including poultry) or storage of farmyard manure and/or waste products.

Outgoings- Lot 2 and Lot 3

Drainage rates are payable to the Isle of Axholme & North Nottinghamshire Water Level Management Board.

Fixtures & Fittings

All items not specifically mentioned in these particulars are excluded from the sale.

Plans, Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchasers will be deemed to have satisfied themselves of the land and schedules.



Viewings

Viewing is strictly by appointment with the Selling Agents. Interested parties are invited to speak to Tony Dale or Charlotte Martinson on (01652) 653669 or on mobile number 07970 126302.

Method of Sale

The farm is offered for sale as a whole or in up to three Lots by Private Treaty.

Interested parties are invited to speak to Tony Dale of the Selling Agents on 07970 126302 or (01652) 653669 to discuss their interest.



Useful Addresses

North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL Tel: 01724 297000

Rural Payments Agency
P O Box 352
Worksop
S80 9FG Tel: 03000 200301

Northern Powergrid
200 Clough Road
Hull
HU5 1SN Tel: 01482 570153

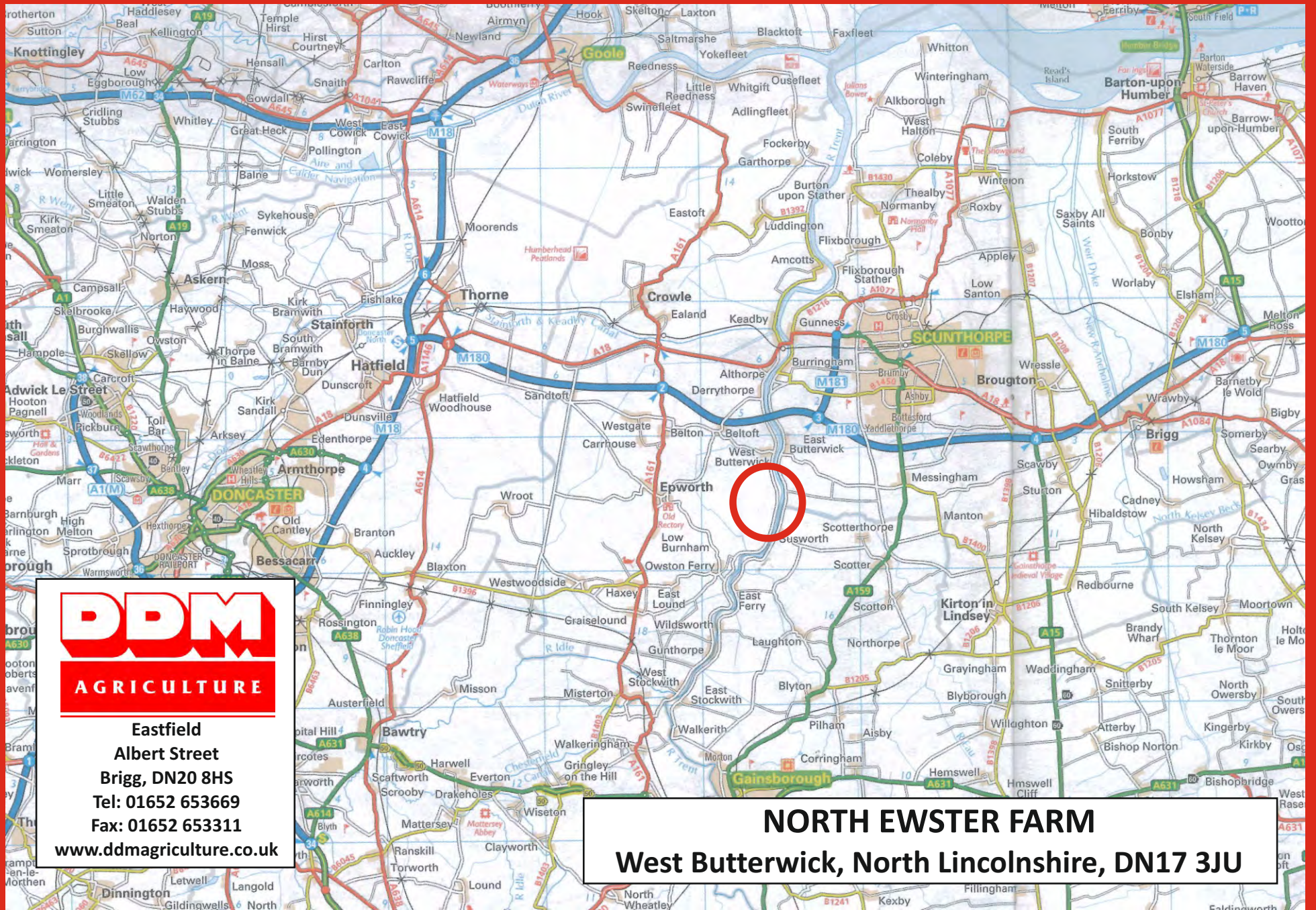
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Ref: TD/SJP/BR-20/244

Date: 10 August 2021



DDM

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