



**PRIORY FARM, GOXHILL, NORTH LINCOLNSHIRE**  
**136.08 Acres (55.07 Hectares)**





Lot 2

**SOUTH END, GOXHILL  
NORTH LINCOLNSHIRE**

**HIGHLY PRODUCTIVE  
PREDOMINANTLY GRADE 2  
ARABLE LAND, GRASSLAND,  
FARMYARD, BUILDINGS  
& WOODLAND**

**136.08 Acres (55.07 Hectares)  
or thereabouts**

(Goxhill 1 mile, Barton upon Humber 6 miles, Brigg 14 miles)



**FOR SALE AS A WHOLE OR IN UP TO THREE LOTS  
BY INFORMAL TENDER  
CLOSING DATE: 12 NOON FRIDAY 01 JULY 2022**

#### **Introduction**

An increasingly rare opportunity to acquire 136.08 acres (55.07 hectares) of highly productive Grade 2 and 3 arable land, grazing land, amenity woodland and traditional farmyard, situated in the County of North Lincolnshire.

All of the Lots benefit from good access and field sizes which lend themselves to modern commercial farming methods.

#### **Solicitors**

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#### **Selling Agents**

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## Location

All of the land is situated at South End, Goxhill. The town of Barton-upon-Humber lies approximately 6.4 miles to the north west and Grimsby lies approximately 17 miles to the south east.

## The Farmland

The land is predominantly in arable cultivation and capable of producing a wide range of high yielding crops with some grazing land and amenity woodland. It is general flat or gently sloping and extends in total to circa 136.08 acres (55.07 hectares) or thereabouts. The land naturally falls into three distinct blocks, the arable land, the permanent grassland and an attractive paddock to the north side of the public road.

The land is classified as being Grades 2 & 3 on the Provisional Agricultural Land Classification Maps of England and Wales.

The Soil Survey of England and Wales identifies the majority of the soils as being from the "Bishampton 1" association with their characteristics described as "deep, fine and loamy soils with slowly permeable subsoils and associated with well drained fine and coarse loamy soils in an undulating landscape" and "suitable for cereals and short-term 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.

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, in respect of Lots 2 & 3. The tenant of Lot 1 holds the entitlements and receives the Basic Payment in respect of that Lot.

## Tenantright

There will be no tenantright payable in addition to the purchase price, nor will there be any counterclaim for dilapidations whatsoever.

## Tenure and Possession/Early Entry

Lot 1 is being sold with the benefit of vacant possession, on clearance of the 2022 crop. The outgoing tenant has indicated that they would like to discuss continued occupation of the land with the purchaser(s), should this be appropriate.

Lot 2 and 3 are being sold with the benefit of vacant possession upon completion.

## 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).

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

All of the land is currently in a HLS Agreement with Natural England until 31 May 2023, with whole farm options being EB2 and EB3, hedgerow management and more specifically;

**Lot 1** - HE3 '6m buffer strips on cultivated land' and HE10 'Floristically enhanced grass margin'

**Lot 2** - HK15 'Maintenance of grassland for target features' furthermore, there are maximum stocking densities under the agreement.

**Lot 3** - HD7 'Arable reversion natural regeneration'.

The Purchaser(s) will be obliged to take on the Agreement and follow the management prescriptions set out by Natural England.

## Outgoings

Drainage Rates are payable to the North East Lindsey Drainage Board.

## 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 particulars or not. However, in particular, it should be noted that there is a wayleave held in favour of Northern Powergrid for overhead lines and poles crossing Lot 2.

## Sporting/Timber Rights

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

## 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.

## 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 or in three 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 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.

## Further Information

Further information is available to view in our Data Room, via our website, upon request. [www.ddmagriculture.co.uk](http://www.ddmagriculture.co.uk)

### Lot 1

Lot 1 extends to approximately 106.03 acres (42.91 hectares) of predominantly Grade 2 highly productive arable land in six enclosures, shown shaded pink on the sale plan, together with mature amenity woodland extending to approximately 3.71 acres (1.50 hectares). The majority of the land is accessed via the track on Soff Lane, however, there is further access from South End Lane.

### Lot 2

A useful range of both modern and traditional buildings benefiting from two independent accesses from the public highway. The site extends to 1.18 acre (0.48 hectares) in total and has mains water and electricity supplies.

Index	Area (m)	Description
A	Grain Store 22.28m x 11.7m  Adjoining fan house 4.6m x 4m	5 bay of steel portal frame construction, with concrete walls (10ft) and corrugated fibre cement sheeting up to eaves, under corrugated fibre cement roof, double wooden slide doors and concrete drive on grain-drying floor. Capacity of 450 tonnes.
A1	4 x Grain Silos	Of corrugated steel construction. Capacity of 75 tonnes each. Augers to fit the bins are available by separate negotiation.
B	GP Shed 8.9m x 18.4m	4 bay of steel portal frame construction, with steel panel grain walling to 10ft under Yorkshire boarding to eaves. Concrete floor.
C	Grain Store 18.4m x 8.74m  Adjoining lean to 18.4m x 5.95m  Adjoining lean to (Enclosed Workshop and one open bay) 18.4m x 5.95m	4 bay of steel portal frame construction, steel grain walling to 8ft, under box profile cladding, corrugated fibre cement roof, concrete floor and metal sliding door.  With double doors and complete with mezzanine floor.
D	Former Cattle Shed 13m x 32m	7 bay of steel portal frame construction, part open-sided, and part concrete block walls to eaves, corrugated fibre cement roof and concrete floor.
E	Adjoining Cattle Shed 13m x 27.43m	6 bay of steel portal frame construction, part open-sided, and part concrete block walls to eaves, corrugated fibre cement roof and concrete floor.
F	Sprayer Shed 4.67m x 13m	3 bay of steel portal frame construction, box profile sheet roof and concrete floor.
G	Traditional Buildings	L shaped range of single story traditional brick built cart shed with adjoining stable under a pantile roof.
H & I	Traditional Building	Traditional brick built, 2-storey red brick under pantile roof, adjoining, a single storey of the same construction.

The variety of building types means that, subject to obtaining the necessary planning consents, they offer potential for redevelopment and alternative uses. Purchaser(s) are to make their own enquiries with the local planning authority.

The permanent grassland extends to approximately 18.16 acres (7.35 hectares). All of the permanent pasture is designated as a Scheduled Ancient Monument.

### Lot 3

Lot 3 comprises a level and regularly shaped parcel of land extending to 6.67 acres (2.70 hectares). It has extensive frontage to the public highway and would lend itself ideally to livestock enterprises.

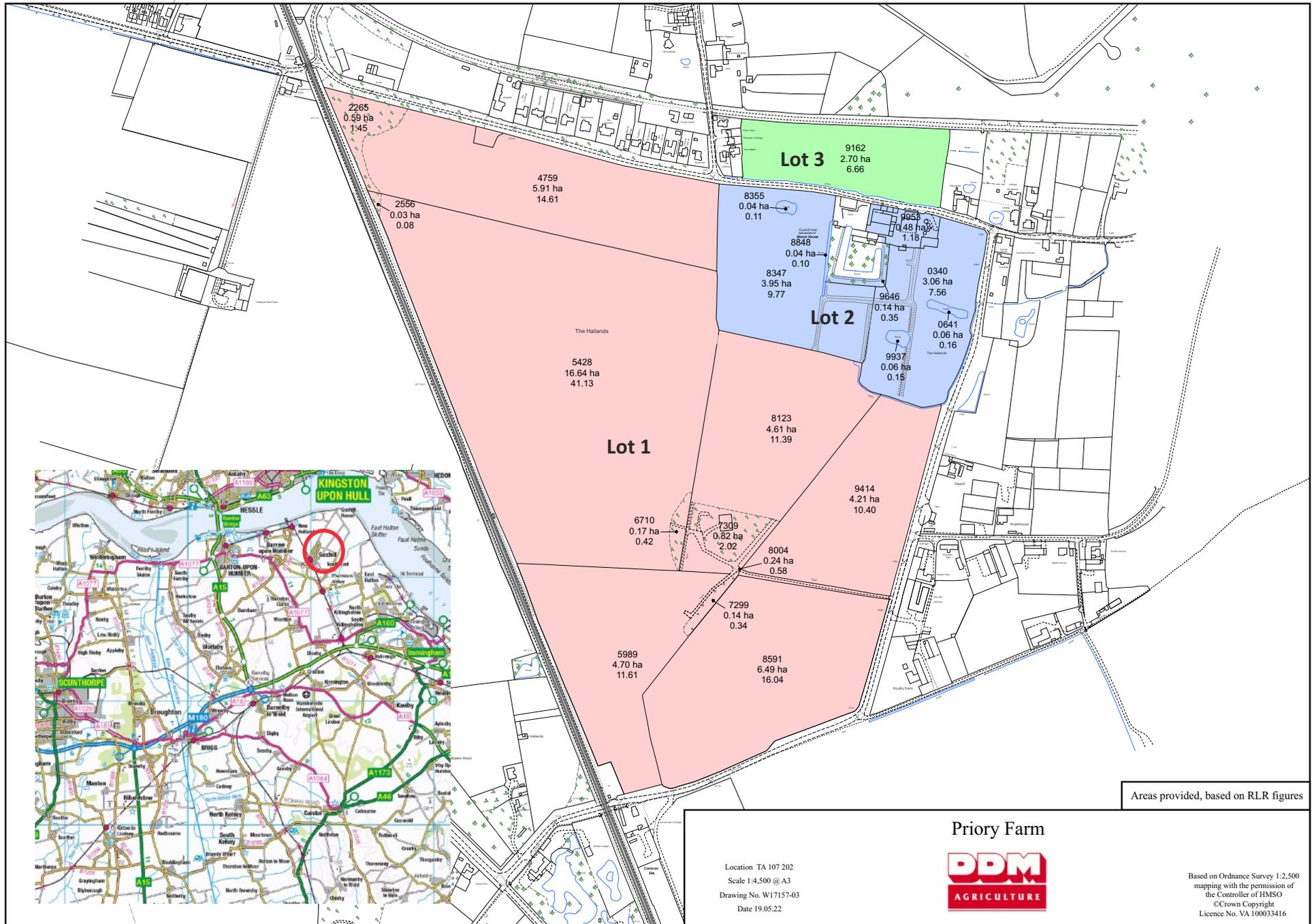


## SCHEDULE & BACK CROPPING

Lot	Field No.	Description	Total Area ha	RLR Eligible Area		2022	2021	2020	2019	2018	2017
				Acres	Hectares						
1	TA1019 5989	Arable	4.87	11.02	4.46	Winter Wheat	Winter OSR	Winter Wheat	Winter Wheat	Winter OSR	Winter Wheat
1	TA1019 8591	Arable	6.49	16.04	6.49	Winter Wheat	Winter OSR	Winter Wheat	Winter Wheat	Winter OSR	Winter Wheat
1	TA1020 5428	Arable	16.64	41.12	16.64	Winter Wheat	Winter OSR	Winter Wheat	Winter Wheat	Winter OSR	Winter Wheat
1	TA1020 8123	Arable	4.60	11.37	4.60	Winter Wheat	Winter OSR	Winter Wheat	Winter Wheat	Winter OSR	Winter Wheat
1	TA1020 9414	Arable	4.14	10.24	4.14	Winter Wheat	Winter OSR	Winter Wheat	Winter Wheat	Winter OSR	Winter Wheat
1	TA1020 4759	Arable	6.17	14.49	5.86	Winter Wheat	Winter OSR + Perm Grass	W Wheat + Perm Grass	W Wheat + Perm Grass	Winter OSR + Perm Grass	Winter Wheat
1	TA1020 7309	Wood	1.14	2.82	1.14	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
1	TA1020 2265	Wood	0.36	0.89	0.36	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
1	TA1020 8403	Track & PG	0.13	0.15	0.06						
<b>TOTAL 1</b>			<b>44.54 ha (110.06 ac)</b>								
2	TA2020 9243	Grass	7.35 ha (18.16 ac)	17.62	7.13	Perm Grass	Perm Grass	Perm Grass	Perm Grass	Perm Grass	Perm Grass
2		Yard	0.48ha (1.18 ac)								
<b>TOTAL 2</b>			<b>7.83 ha (19.35 ac)</b>								
3	TA1020 9162	Grass	2.70 ha (6.67 ac)	6.67	2.70	Perm Grass	Perm Grass	Perm Grass	Perm Grass	Perm Grass	Perm Grass
<b>TOTAL</b>			<b>55.07 ha (136.08 ac)</b>								



# 136.08 acres (55.07 hectares) Priory Farm, South End, Goxhill



Areas provided, based on RLR figures



Lot 3

#### Important Notice

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