



WALNUTT HOUSE

WALNUTT DRIVE, BELTON, DONCASTER, DN9 1PF

SMALLHOLDING WITH LAND





WALNUTT HOUSE WITH UP TO 37.27 ACRES (15.08 HECTARES) OF LAND

or thereabouts

Walnut Drive, Belton, Doncaster, DN9 1PF

(Doncaster 19 miles, Scunthorpe 7 miles)

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

Location

The property is situated off Belshaw Lane, on the outskirts of the rural settlement of Belton, in the county of North Lincolnshire. The property lies approximately two miles to the north of the town of Epworth and seven miles south west of the town of Scunthorpe. Junction 2 of the M180 lies approximately two miles to the north of the property which provides for easy access on to the national motorway network.

Selling Agents

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

Ref: **Charlotte Martinson**

E-mail: charlotte.martinson@ddmagriculture.co.uk



LOT 1

LOT 1

Property Description

The property comprises a detached brick built cottage under a pitched, tiled roof.

Ground Floor - comprises an entrance porch, entrance hall, sitting room, dining room, dining kitchen, pantry, conservatory/rear entrance, utility room and shower room/toilet.

First Floor - landing, three double bedrooms and a bathroom.

The Farm Buildings

The farm buildings are principally of brick construction under a tile/sheet roof and comprise a range of traditional buildings including loose boxes and barn.

The Land

The land included with Lot 1 all lies around the farmstead and comprises approximately 19.38 acres of arable land. The land is classified as being Grade 3 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales.

The soils are identified as being from the "Newport 1" association, with their characteristics described as "deep well drained sandy and coarse loamy soils, some sandy soils affected by groundwater" and as suitable for "cereals, sugar beet and potatoes".

Outgoings

North Lincolnshire Council - Council Tax Band - C
Council Tax Payable 2022/2023 - £1,769.39.

Drainage Rates are payable to the Isle of Axholme and North Nottinghamshire Water Level Management Board.

Services

There are mains water and electricity supplies to the property. Drainage is to the main drains.

Energy Performance Certificate

The EPC rating is band F.

Local Authority

North Lincolnshire Council - telephone (01724) 297000, www.northlincs.gov.uk

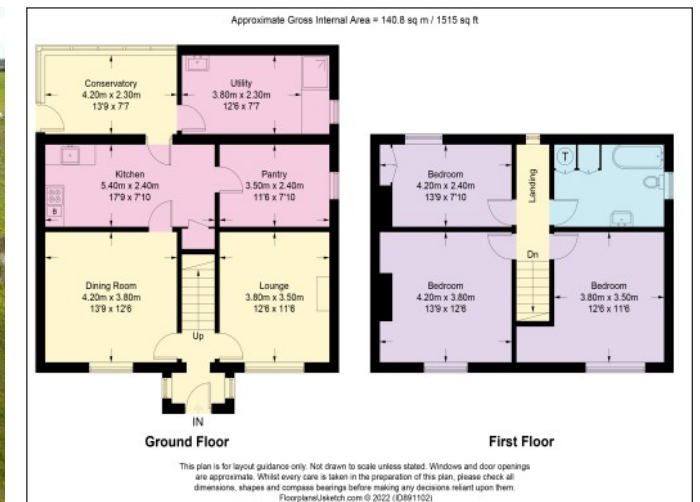
Overage

The land is offered for sale subject to a development clause whereby 50% of any uplift in value (resulting from an alternate use), in excess of the existing value, is reserved to the Vendors for 50 years, commencing from the date of completion.

Restrictive Covenants

The property is sold subject to several restrictive covenants, namely:-

1. The property shall be known in perpetuity as 'Walnut House'.
2. The Purchaser(s) will covenant to maintain an open dyke for the entire length of the dyke on the eastern boundary of field reference SE9906 2703, which will extend approximately 5 metres on the northern eastern corner of field reference SE7705 2785.
3. The Purchaser(s) will covenant to maintain an open dyke from the entire length of the dyke on the south and western side of the field reference SE7706 4009



LOT 2 - 6.23 Acres (2.52 Hectares)

The land associated with Lot 2 comprises a regular shaped arable field, situated to the west of Carrhouse Road and as shown coloured blue on the site plan. The land is accessed directly off Carrhouse Road and totals 6.23 Acres (2.52 Hectares) or thereabouts.

The land is classified as being Grade 3 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales.

The soils are identified as being from the "Newport 1" association, with their characteristics described as "deep well drained sandy and coarse loamy soils, some sandy soils affected by groundwater" and as suitable for "cereals, sugar beet and potatoes".



LOT 3 - 3.71 Acres (1.50 Hectares)

The arable land associated with Lot 3 is accessed directly off Bracon Road as shown coloured pink on the site plan and totals 3.71 Acrea (1.50 Hectares) or thereabouts.

The land is classified as being Grade 2 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales.

The soils are identified as being from the "Newport 1" association, with their characteristics described as "deep well drained sandy and coarse loamy soils, some sandy soils affected by groundwater" and as suitable for "cereals, sugar beet and potatoes".

LOT 4 - 2.91 Acres (1.17 Hectares)

The land associated with Lot 4 comprises a regular shaped arable field, situated to the east of the A161 and as shown coloured purple on the site plan. The land is accessed directly off the A161 and totals 2.91 Acres (1.18 Hectares) or thereabouts.

The land is classified as being Grade 2 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales.

The soils are identified as being from the "Brockhurst 2" association, with their characteristics described as "slowly permeable seasonally waterlogged reddish fine loamy over clayey and clayey soils. Some reddish clayey alluvial soils affected by groundwater" and as suitable for "winter cereals and short term grassland, dairying and stock rearing".



LOT 5 - 5.04 Acres (2.04 Hectares)

The land associated with Lot 5 comprises a triangular shaped arable field on the left and a further field to the right split by a former railway, situated down Woodhouse Lane. As shown coloured yellow on the site plan and totals 5.04 Acres (2.04 Hectares) or thereabouts.

The land is classified as being Grade 2 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales.

The soils are identified as being from the "Brockhurst 2" association, with their characteristics described as "slowly permeable seasonally waterlogged reddish fine loamy over clayey and clayey soils. Some reddish clayey alluvial soils affected by groundwater" and as suitable for "winter cereals and short term grassland, dairying and stock rearing".

BPS

It is understood that the land is registered on the Rural Payments Agency Rural Land register and has been used to activate Basic Payment Scheme entitlements by the outgoing Tenant.

There are an appropriate number of Normal Entitlements included with the sale of each Lot which will potentially facilitate a claim for the 2023 scheme year.

Copies of the relevant LPIS maps should become available from the Selling Agents in due course. 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.

Easements, Wayleaves and Rights of Way

The property is offered subject to, and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

Tenure & Possession

The property is offered for sale freehold with vacant possession on completion.

Viewing

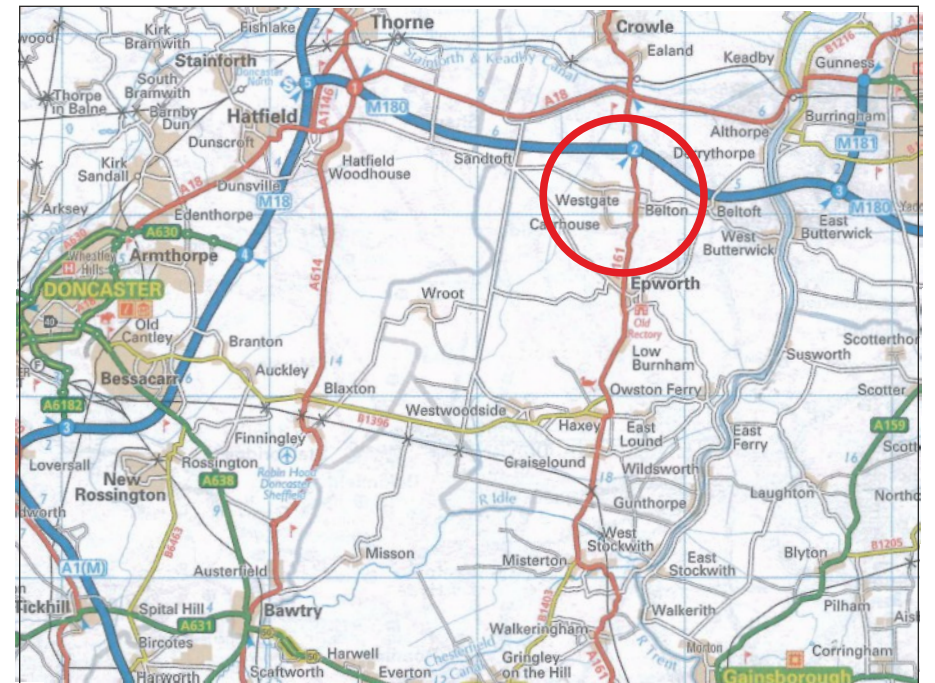
Viewing is strictly by prior appointment with the Selling Agents on (01652) 653669.

Method of Sale

The property is offered for sale as a whole by Private Treaty (private negotiation) as a whole or in up to five lots. Interested parties are invited to speak to Charlotte Martinson (07435 550274) of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.

Important Notice

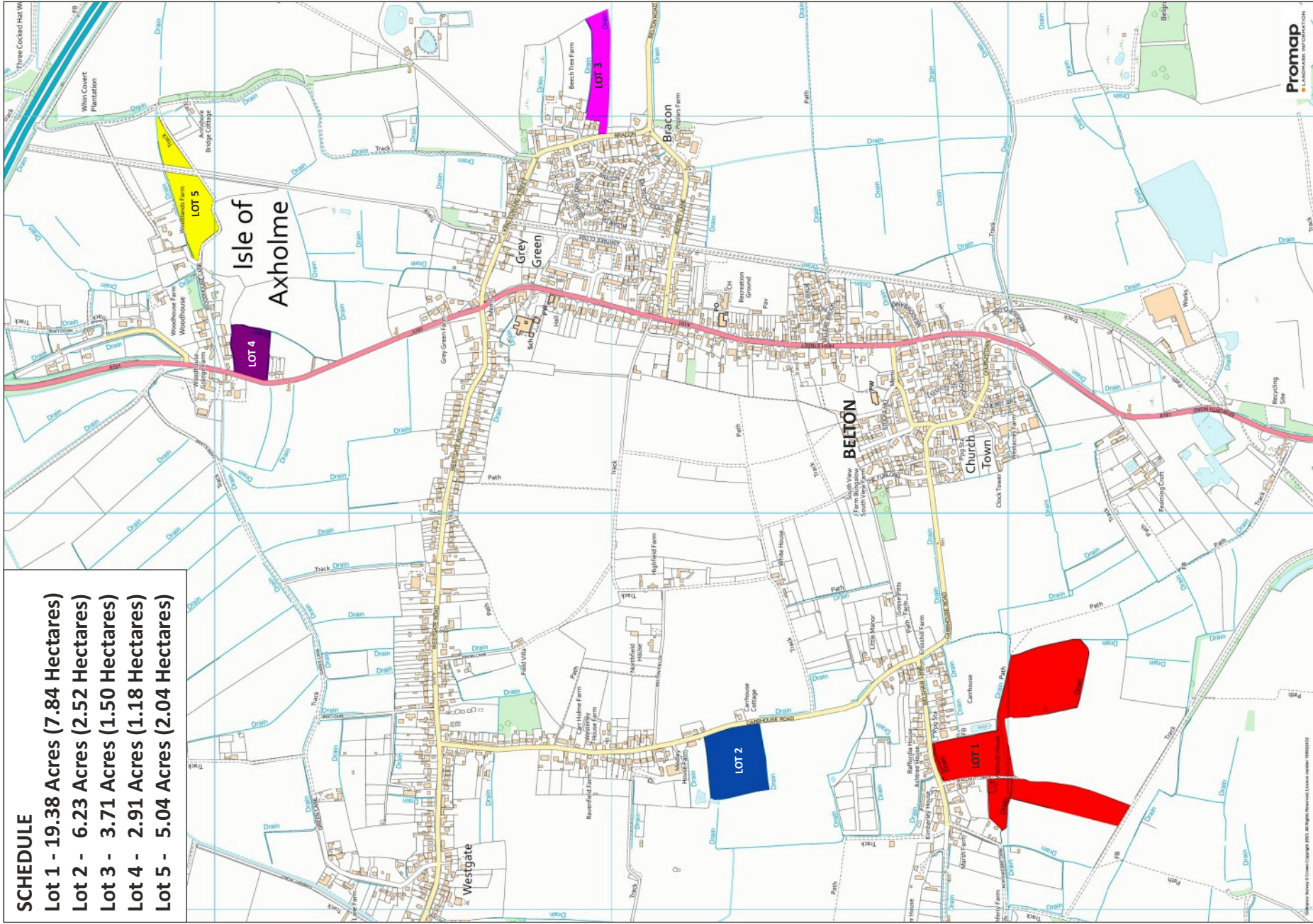
- DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
 - (ii) The Purchaser(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.
 - (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.



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SCHEDULE

- Lot 1 - 19.38 Acres (7.84 Hectares)
- Lot 2 - 6.23 Acres (2.52 Hectares)
- Lot 3 - 3.71 Acres (1.50 Hectares)
- Lot 4 - 2.91 Acres (1.18 Hectares)
- Lot 5 - 5.04 Acres (2.04 Hectares)



Promap
LANDMAPS INFORMATION



INCORPORATING

JH Pickup & Co