



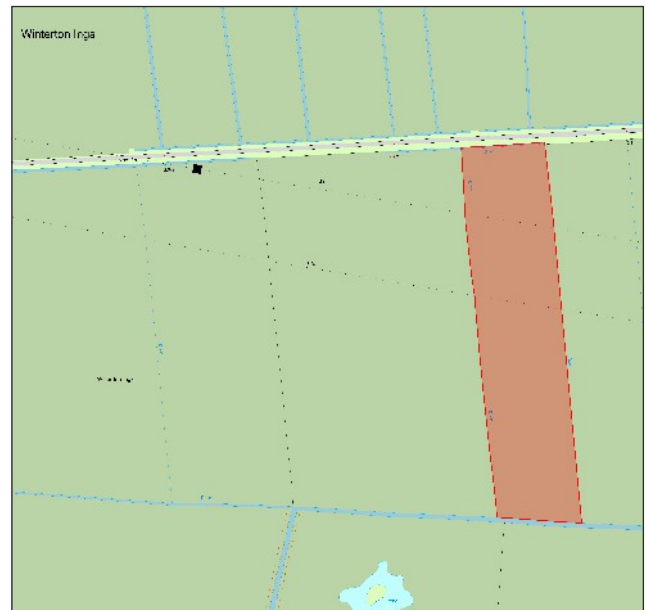
AGRICULTURE

WINTERTON CARRS NORTH LINCOLNSHIRE

6.86 ACRES (2.78 HECTARES)

or thereabouts

PRODUCTIVE ARABLE/GRASSLAND SUITABLE FOR AGRICULTURAL OR EQUESTRIAN USE



**FOR SALE BY INFORMAL TENDER AS A WHOLE
CLOSING DATE 12 NOON FRIDAY 23 SEPTEMBER 2022**

GUIDE PRICE - £50,000.00

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Symes Bains Broome
2 Park Square
Laneham Street
SCUNTHORPE, DN15 6JH

Tel: 01724 281616

Ref: Helen Barton

E-mail: helen.barton@sbbllaw.com

Selling Agents

DDM Agriculture

Eastfield, Albert Street

BRIGG

DN20 8HS

Tel: 01652 653669

Ref: Charlotte Martinson

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

Incorporating **JH Pickup & Co**

GENERAL REMARKS AND STIPULATIONS

Location

The land is accessed from the A15 Ermine Street via Ings Lane in Winterton Carrs. The town of Winterton lies approximately two miles to the south west of the land and the village of South Ferriby lies approximately two miles to the north east.

The Land

The land is currently in arable production, however, it has the potential to be grassed down and used as grazing land.

The land is classified as being Grade 3 on sheet 104 the Provisional Agricultural Land Classification Maps of England and Wales. The Soil Survey of England and Wales identifies the soils as being from the "Wallasea 1" association with their characteristics described as "deep stoneless non-calcareous and calcareous clayey soils" and "suitable for winter cereals and some 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 Payments Scheme.

Extracts of the 2022 BP5 application form and relevant LPIS map are available on request from the Selling Agents. Purchasers should satisfy themselves as to the accuracy of this information. Any statement within these particulars is given in good faith but carries no warranty.

Tenure and Possession

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

Outgoings

Drainage Rates are payable to the Ancholme Internal Drainage Board.

Nitrate Vulnerable Zone

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

Sporting and Mineral Rights

All mineral and sporting rights in so far as they are owned are included in the sale.

Wayleaves, Easements and Rights of Way

The land 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 sale particulars or not.

There are wayleaves held in favour of National Grid in respect of the overhead lines and associated pylons, which cross the land. The owner of the land is currently in the process of converting the wayleave agreements into easements and, therefore, reserves the right to retain any capital payment received in this regard.

Valve Added Tax

The sale price(s) is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

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.

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 by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**Land at Ings Lane, Winterton Carrs Tender**".
6. Submitted not later than **12 noon on Friday 23 September 2022**.

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.



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.

Ref: CM/SJP/BR-20/239

Date: 18 August 2022