

DDM

AGRICULTURE

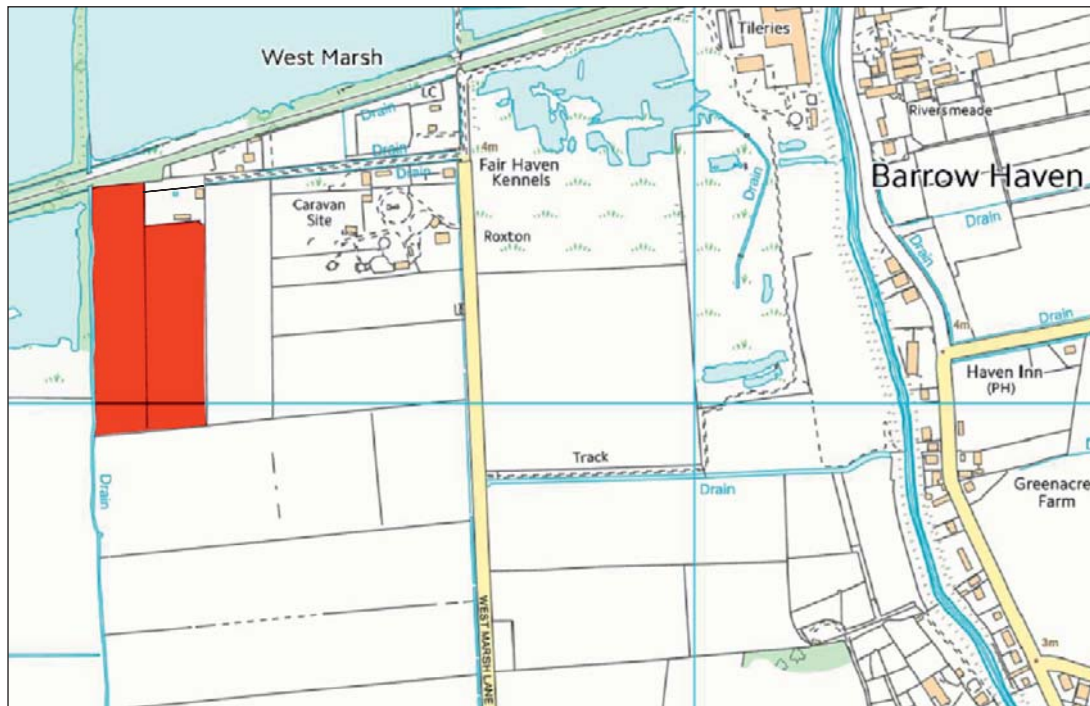
WEST MARSH LANE BARROW HAVEN

(Barton upon Humber 4 miles, Humber Bridge 8 miles)

8.48 ACRES

(3.43 hectares) or thereabouts

PRODUCTIVE ARABLE LAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON WEDNESDAY 31 OCTOBER 2018

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Symes Bains Broomer
2 Park Square
Laneham Street
SCUNTHORPE, DN15 6JH
Tel: 01724 281616
Fax: 01724 280678
DX: 14701 SCUNTHORPE
Ref: Helen Barton
E-mail: helen.barton@sbbllaw.com



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Fax: 01652 653311
DX: 24358 BRIGG
Ref: Tony Dale
E-mail: tony.dale@ddmagriculture.co.uk

General Remarks and Stipulations

Location/Access

The land is situated to the western periphery of the village of Barrow Haven, with access directly from West Marsh Lane. The market town of Barton upon Humber is situated only four miles to the west and Barrow upon Humber only two miles to the south east. The Humber Bridge is located eight miles to the west offering good access into East Yorkshire.

Description

The land lies in a single field enclosure which is relatively flat and has good boundary hedges. The land is currently used for arable cropping, having grown maize and spring barley in the last two years, but has formerly been laid to grass. The land is classified as being Grade 3 on Sheet 99 of the Provisional Agricultural Land Classification Maps of England and Wales. The soils are identified by the Soil Survey of England and Wales as being from the "Newchurch 2" association with their characteristics being described as "stoneless calcareous heavy loam soil capable of growing cereal and some root crops".

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. Pending exchange of contracts and completion, the 2019 claim will be available for the successful Purchaser(s) to claim.

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.

The relevant RLR 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.

Tenantright/Dilapidations

The Purchaser(s) shall pay, in addition to the purchase price, the full amount of tenantright due as if there was an outgoing tenant under the Agriculture (Calculation of Value for Compensation) Regulations in accordance with the current recommended costings produced by the Central Association of Agricultural Valuers, including enhancement if appropriate. There will be no consideration or allowance made whatsoever for any dilapidations or any other deductions.

Tenure and Possession/Early Entry

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

Nitrate Vulnerable Zone

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

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** 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 following:-

1. Expressed as a lump sum total (not per acre).
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 Barrow Haven**".
6. Submitted not later than **12 noon on Wednesday 31 October 2018**.

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