

EALAND, NEAR CROWLE

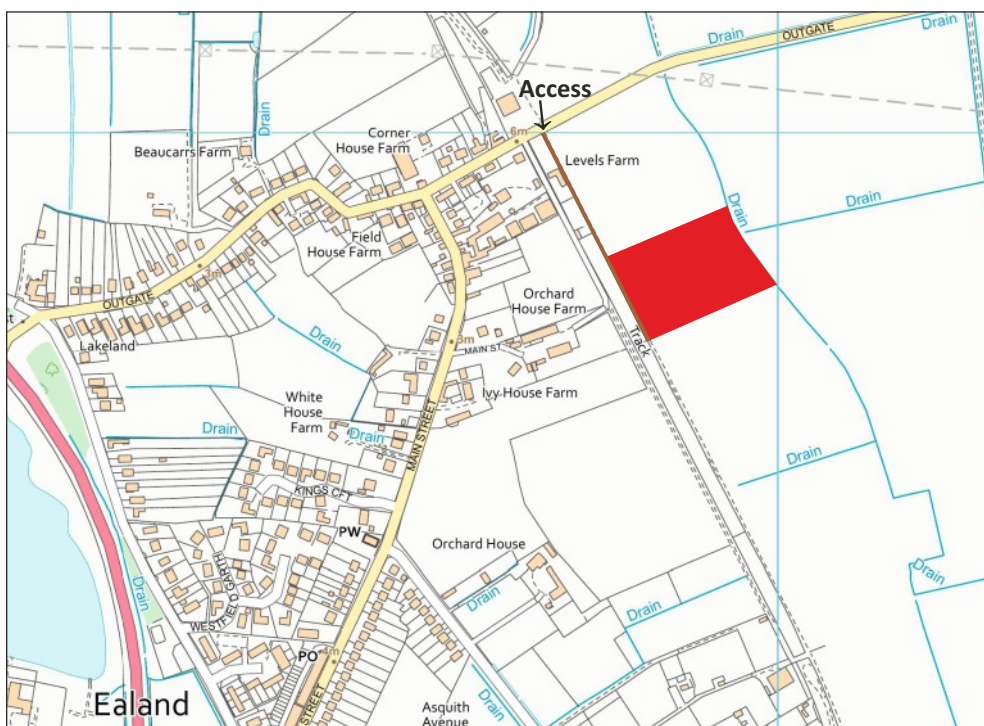
NORTH LINCOLNSHIRE

(Scunthorpe 9 miles, Thorne 8 miles)

3.96 ACRES

(1.60 Hectares) or thereabouts

PRODUCTIVE GRADE 2 ARABLE LAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 22 SEPTEMBER 2023

FREEHOLD SUBJECT TO A FARM BUSINESS TENANCY

Solicitors

Symes Bains Broome
2 Park Square
Laneham Street
SCUNTHORPE
DN15 6JH
Tel: 01724 281616
Ref: Richard Haggard
E-mail: richard.haggard@sbblaw.com



Selling Agents

Screeetons Agriculture
79 Boothferry Road
GOOLE
DN14 6BB

Tel: 01405 766888

Ref: Andrew Houlden

E-mail: andrew.houlden@screeetonsagriculture.co.uk

General Remarks and Stipulations

Location

The land is situated to the east of the village of Ealand and also to the east of the former railway. The town of Scunthorpe lies approximately nine miles to the east and the town of Thorne lies approximately eight miles to the west.

Description

The land comprises a single arable field with access from Outgate, down the track along the eastern side of the former railway. There is a useful concrete pad, which is currently used to stand a shipping container on.

The land is classified as Grade 2, on Sheet 104 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being primarily from the "Blackwood" association with their characteristics described as "deep permeable sandy and coarse loamy soils" and as suitable for "cereals; potatoes and sugar beet; some grassland".

Basic Payment Scheme

The land has been registered by the current Tenant on the Rural Payments Agency Rural Land register and has been used to activate Basic Payment Scheme entitlements by them as the Tenant. The 2023 claim is reserved in its entirety to them.

A copy of the relevant field data section of their 2023 BP5 application form and relevant LPIS map are available for inspection at the Selling Agents office by prior appointment or can be emailed out on request. 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.

Tenure and Possession

The land is owned freehold, subject to an existing short term Farm Business Tenancy agreement which will end post harvest of the growing crop of sugar beet, whereupon vacant possession will be given. Further details are available on request from the Selling Agents.

Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board
Assessable Area 1.603 hectares
Annual Value £183.00
2023/2024 drainage rates payable £34.72

Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions of any kind.

Early Entry

Early entry on to the land will be permitted for the prospective Purchaser(s) prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

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.

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

Easements, Wayleaves and Rights of Way

Access to the field is via a right of way along the track along the eastern side of the former railway, as shown coloured brown on the plan. There is a Ministry of Defence oil pipeline crossing the land.

The property is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Viewing

The land may be viewed at any reasonable time during daylight hours being 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 information detailed on the attached Tender Form 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, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "**Land at Ealand**".
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with recent changes to Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 22 September 2023**".

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

Screetons 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 including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of Screetons Agriculture or their clients. Neither Screetons 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: AH/BW/SC-23/203
Date: 10 August 2023