

DDM

AGRICULTURE

BELTON

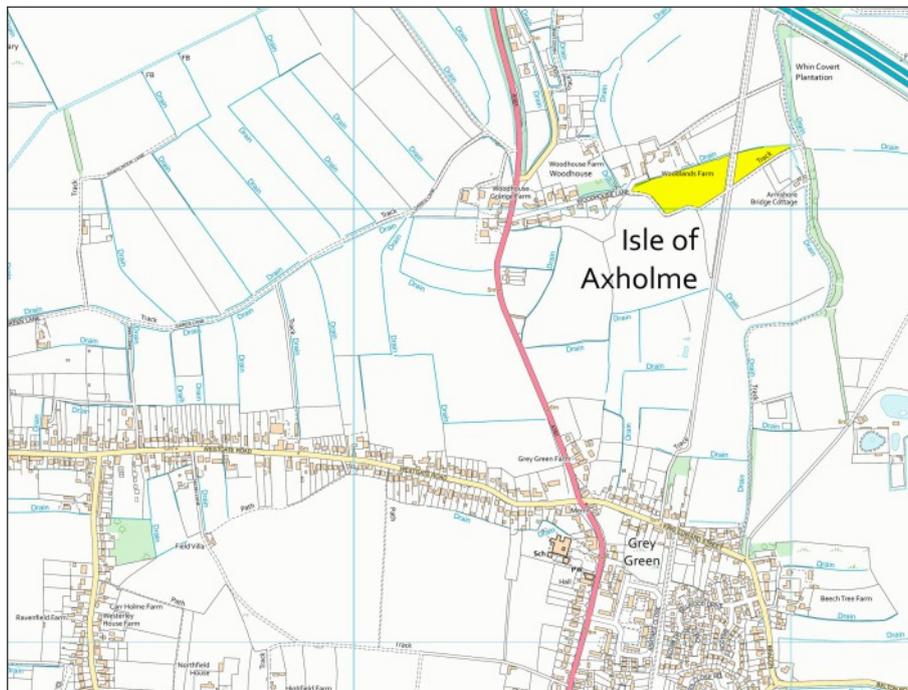
Isle of Axholme, North Lincolnshire

(Scunthorpe 9 miles, Doncaster 17 miles)

5.04 ACRES

(2.04 Hectares) or thereabouts

GRADE 2 ARABLE LAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 02 AUGUST 2024

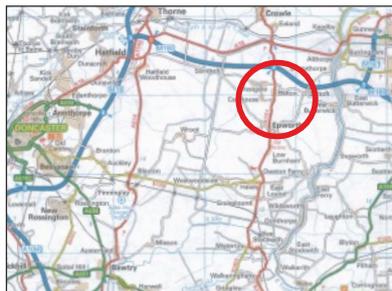
GUIDE PRICE:- £50,000.00

FREEHOLD WITH VACANT POSSESSION

Solicitors

Mason Baggott & Garton
1 Market Place
EPWORTH
DN9 1EU

Tel: 01427 872661
Ref: Glenys Plaskitt



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669
Ref: Cecilie Lister

E-mail: cecilie.lister@ddmagriculture.co.uk

incorporating

JH Pickup & Co

&

Townend
Clegg
AGRICULTURE

General Remarks and Stipulations

Location

The land is situated on the outskirts of the hamlet known as Woodhouse, approximately one mile to the north of the village of Belton, within the Isle of Axholme area of North Lincolnshire. The town of Scunthorpe lies approximately nine miles to the west and the town of Doncaster lies approximately seventeen miles to the south-west.

Description

The land comprises a triangular shaped, arable field, which has been split into two by a former railway, accessed via Woodhouse Lane and extends to approximately 5.04 acres. 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, reddish, fine, loamy, over clayey soils. Some reddish clayey alluvial soils affected by groundwater" and as suitable for growing "winter cereals and short-term grassland, dairying and stock rearing".

Tenure & Possession

The land is offered for sale freehold and with the benefit of vacant possession.

Basic Payment Scheme (BPS)

With the introduction of the De-Linked Payment Scheme, there are no BPS entitlements available with the sale, however, the land is registered on the Rural Payments Agency Land Register and has been used to activate entitlements under the Basic Payment Scheme. A copy of the 2023 BPS application form and the relevant LPIS map 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 sales particulars is given in good faith, but carries no warranty.

Easements, Wayleaves & Rights of Way

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

Nitrate Vulnerable Zone (NVZ)

The land 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 be subsequently payable.

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 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 "**5.04 Acres, Belton Tender**".
6. Submitted not later than **12 noon on Friday 02 August 2024**.

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 including BPS 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.