

DDM

AGRICULTURE

SCOTTON

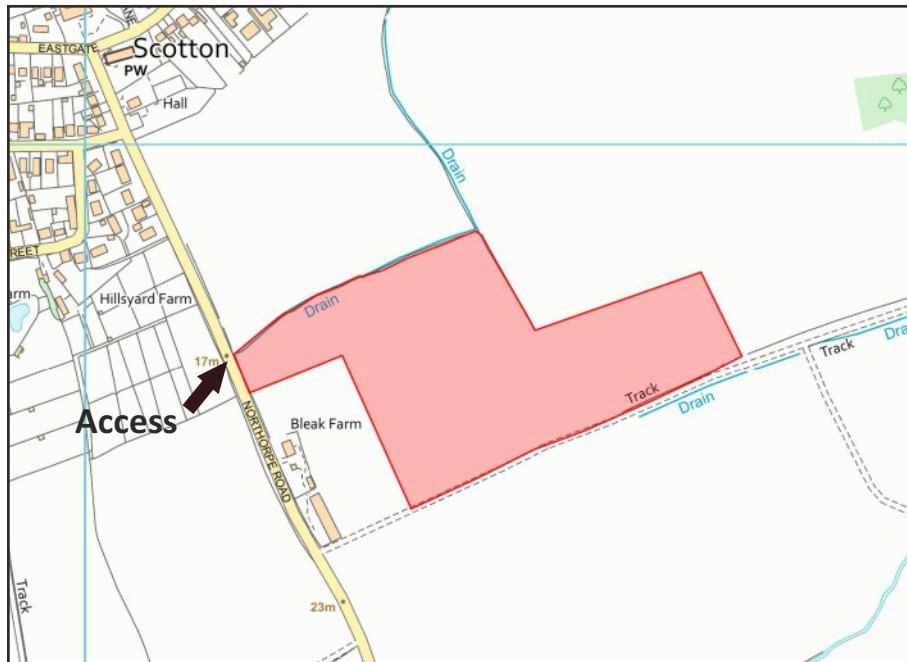
GAINSBOROUGH

(Scunthorpe 9 miles, Gainsborough 9 miles, Brigg 12 miles)

20.00 ACRES

(8.10 hectares) or thereabouts

PRODUCTIVE ARABLE LAND



FOR SALE BY INFORMAL TENDER

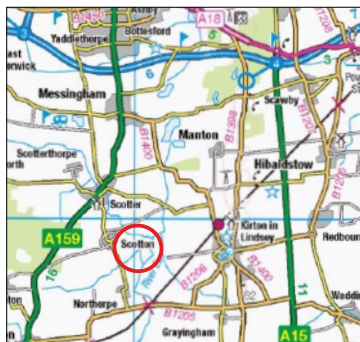
CLOSING DATE: 12 NOON FRIDAY 08 NOVEMBER 2024

GUIDE PRICE:- £180,000.00

FREEHOLD WITH VACANT POSSESSION

Solicitor

Sills & Betteridge LLP
Aquis House
18-28 Clasketgate
LINCOLN
LN2 1JN
Tel: 01522 542211
Ref: Raj Blackburn
E-mail: rblackburn@sillslegal.co.uk



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

Introduction

DDM Agriculture has the pleasure of offering to the market a versatile block of commercial arable land situated on the southern side of the village of Scotton. The land in total extends to approximately 20.00 acres, giving the opportunity to acquire some productive arable land. The land is offered for sale as a whole.

Location

The village of Messingham lies approximately four miles to the north and the Cathedral City of Lincoln lies approximately twenty two miles to the south.

Description

The land is classified as being Grade 3 on Sheets 104 of the Provisional Land Classification Maps as historically published by the Ministry of Agriculture Fisheries and Food.

The Soil Survey of England and Wales identifies the soils as being from the "Wigton Moor" association, with their characteristics described as "Permiabile fine and coarse lomy soils variable affected by groundwater, the drier soils being on slightly raised sites. Generally flat land" and as suitable for "Cereals sugar beet, potatoes; some grassland".

The land is accessed from Northorpe Road, as shown on the plan.

Nitrate Vulnerable Zone

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

Tenantright/Dilapidations

There will be no tenantright payable nor will there be any consideration or allowance made whatsoever for dilapidations or any other deductions.

Tenure and Possession/Early Entry

The land is offered for sale freehold with the benefit of vacant possession on completion. If applicable, early entry is available subject to the payment of a double deposit of 20%.

Outgoings

Drainage rates for the land are payable to the Scunthorpe and Gainsborough Water Drainage Board.

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.

Basic Payment Scheme

With the introduction of the De-Linked Payment Scheme, there are no BPS entitlements available with the sale.

Easements, Wayleaves & Rights of Way

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

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 "**Scotton Tender**".
6. Submitted not later than **12 noon on Friday 08 November 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.

Interested parties are invited to speak to Cecilie Lister on 07733 706292 or the Selling Agents' offices on (01652) 653669 to discuss their interest.

Backcropping

| Area (Acres) | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------|---------------|--------------|--------------|---------------|--------|
| 20.00 | Spring Barley | Spring Beans | Winter Wheat | Winter Barley | Fallow |

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.