



# **CROWLE**

**ISLE OF AXHOLME, NORTH LINCOLNSHIRE**

**14.87 ACRES (6.02 Hectares), or thereabouts**

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or thereabouts**

### PRODUCTIVE GRADE 2 ARABLE LAND

(Scunthorpe 10 miles, Doncaster 18 miles)

**FOR SALE BY INFORMAL TENDER**

**CLOSING DATE: 12 NOON FRIDAY 22 NOVEMBER 2024**

**GUIDE PRICE:- £150,000.00**

**FREEHOLD WITH VACANT POSSESSION UPON COMPLETION**

#### Introduction & Location

DDM Agriculture are delighted to offer for sale 14.87 acres (6.02 hectares), or thereabouts, of productive arable land, situated in the Isle of Axholme, within the county of North Lincolnshire.

The land is situated on the north-western outskirts of the market town of Crowle. The town of Scunthorpe lies approximately 10 miles to the east and the city of Doncaster sits approximately 18 miles to the south-west.

#### Description

The land comprises a productive arable field, which is accessed directly from the public highway known as Rainsbutt Road, on the outskirts of Crowle.

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

The Soil Survey of England and Wales identifies the soil as being from the "Romney" association, with their characteristics described as "deep, stoneless, permeable, calcareous, coarse and fine, silty soils, flat land, groundwater controlled by ditches and pumps" and as suitable for "sugar beet, potatoes and cereals, some field vegetables and horticultural crops".

#### Back Cropping

2024	2023	2022	2021	2020
Spring Barley	Spring Barley	Spring Barley	Spring Barley	Cover Crop Fodder Radish Daikan Radish

#### Tenure & Possession

The land is for sale freehold with vacant possession upon completion.

#### Nitrate Vulnerable Zone (NVZ)

The land lies within a designated Nitrate Vulnerable Zone. For further details, visit:-

[www.gov.uk/government/collections/nitrate-vulnerable-zones](http://www.gov.uk/government/collections/nitrate-vulnerable-zones)

#### VAT

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

## Outgoings

Isle of Axholme & North Nottinghamshire Water Level Management Board

Assessable Area 14.77 acres

Annual Value £786.00

2024/25 drainage rates payable £156.57

## 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 "**14.87 Acres, Crowle Tender**".
6. Submitted not later than **12 noon on Friday 22 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.

## Important Notice

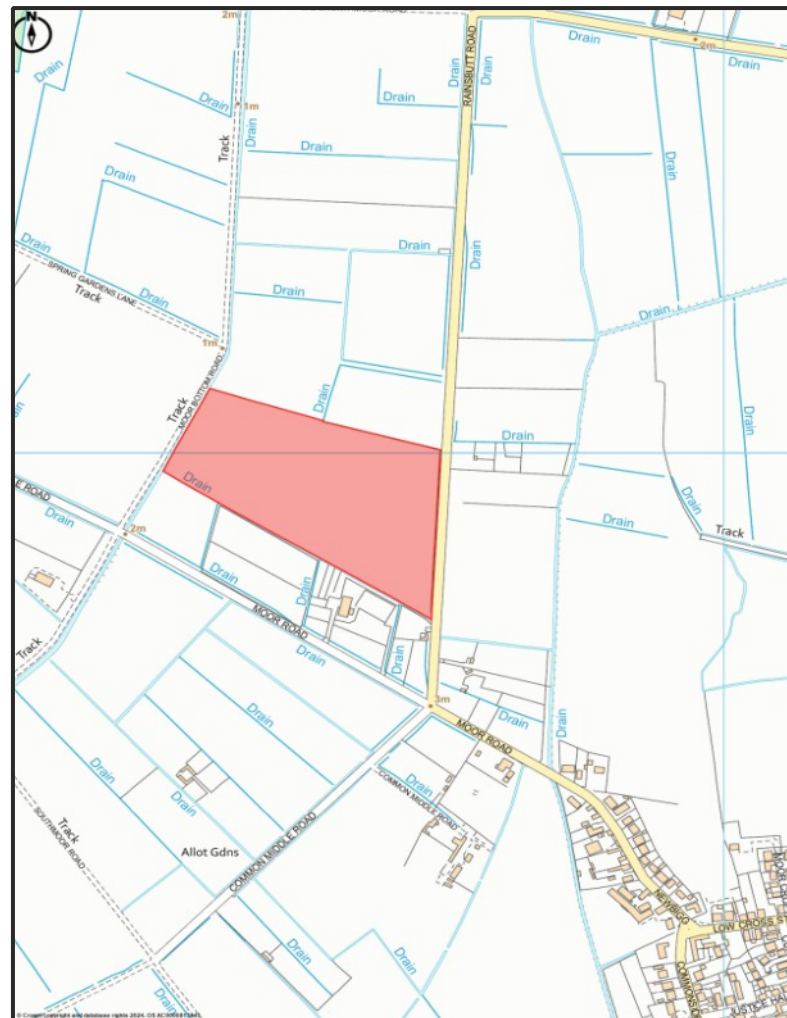
DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (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.

Ref: CL/EDW/BR-24/159

Date: 14 October 2024

## LOCATION PLAN



### Solicitors

Symes Bains Broome Solicitors  
 Port Office  
 East Parade  
 GOOLE, DN14 5RB  
**Tel: 01405 763853**  
 Ref: Richard Haggart  
 E-mail richard.haggart@sblaw.com

### Selling Agents

DDM Agriculture  
 Eastfield  
 Albert Street  
 BRIGG, DN20 8HS  
**Tel: 01652 653669**  
 Ref: Cecilie Lister  
 E-mail: cecilie.lister@ddmagriculture.co.uk

