

DDM

AGRICULTURE

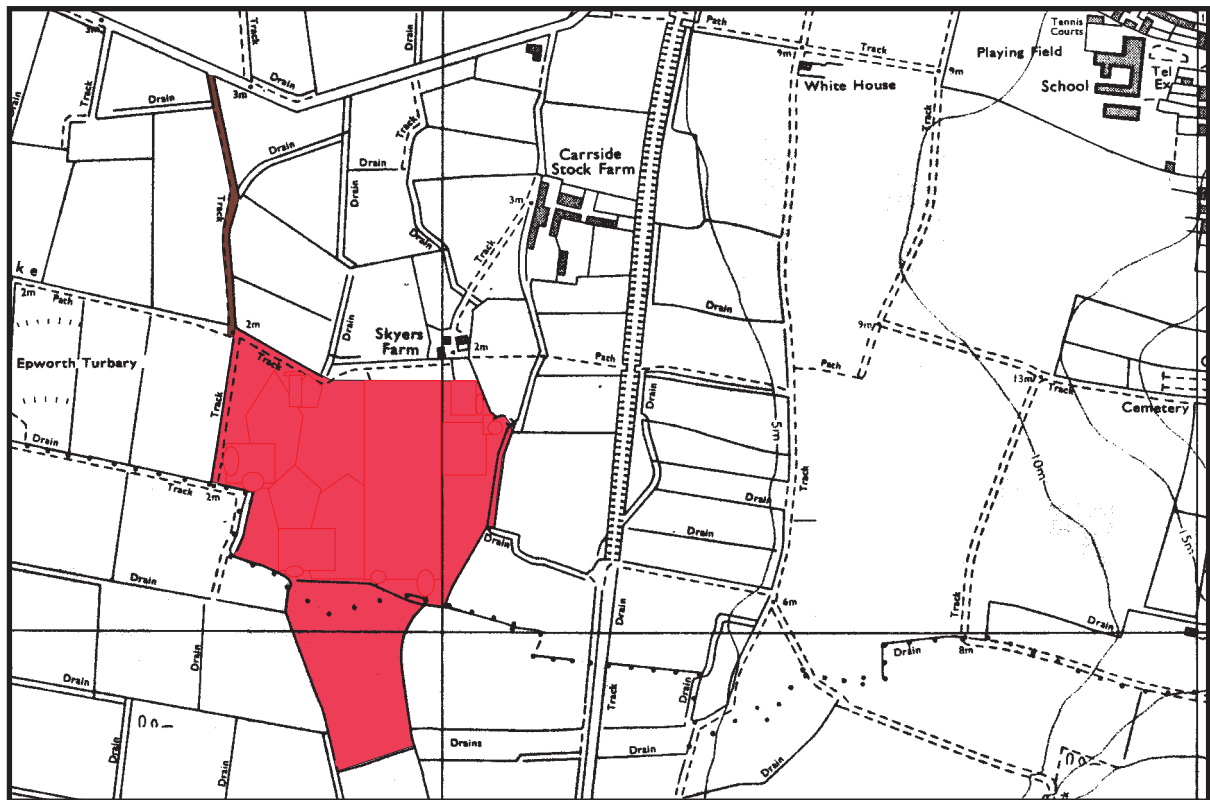
EPWORTH

NORTH LINCOLNSHIRE

(Junction 2 M180 4 miles, Doncaster 15 miles)

32.59 ACRES (13.19 HECTARES)

or thereabouts



PRODUCTIVE ARABLE LAND WITH AMENITY POTENTIAL

FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION

Solicitors

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2 Park Square
SCUNTHORPE
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Ref: Laurence Kirkby
E-mail: info@sbblaw.com

Selling Agents

DDM Agriculture
59 Wrawby Street
BRIGG
DN20 8JE
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DX: 24358 BRIGG
Ref: Andrew Houlden
E-mail: andrew.houlden@ddmagriculture.co.uk

GENERAL REMARKS & STIPULATIONS

Location

The land lies to the south west of the town of Epworth and to the west of the former Axholme railway. Access is via a track off Wroth Road, as shown coloured brown on the plan. Junction 2 of the M180 motorway lies approximately 4 miles to the north and Doncaster lies approximately 15 miles to the west.

Description

The land comprises two adjacent arable enclosures, which could be fenced and sown down to grass for an equestrian type use.

The land is classified as being Grade 3 on Sheet 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 primarily from the "Isleham 2" association, with the characteristics described as "deep permeable sandy and peaty soils" and as suitable for growing "cereals, sugar beet, potatoes and horticultural crops".

A schedule of back cropping is available for inspection at the Selling Agents offices.

Single Payment Scheme

The land has been used by the Vendor for activating their own entitlements under this Scheme. It is intended that there will be a transfer of an appropriate number of normal entitlements to the successful Purchaser from the Vendor as part of the agreed consideration for the land. Please note that their normal entitlements have an above average amount of historic reference value attached to them.

The Vendor has claimed and will be retaining a Single Payment for 2009. Copies of their Rural Land Registry Maps, 2008 Entitlement Statement and 2009 SP5 application form are available for inspection at the Selling Agents offices by prior appointment and prospective Purchasers should satisfy themselves as to the accuracy of the same. Any statement within these particulars is given in good faith but carries no guarantee or warranty.

Tenure & Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

Tenantright

There will be no tenantright payable in addition to the purchase price, likewise there will be no consideration or allowance made whatsoever for dilapidations or any other deductions.

Outgoings

Isle of Axholme Internal Drainage Board.
Assessable Area 34.26 acres
Annual Value £1,117.00
2009/2010 drainage rates payable £128.46

Sporting and Mineral Rights

Sporting and mineral rights are included in the sale insofar as they are owned.

Area of Special Historic Landscape Interest

The land lies within an Area of Special Historic Landscape Interest as designated within the North Lincolnshire Council Local Plan - Adopted Plan of May 2003. (Policy LC14)

Nitrate Vulnerable Zone

The land all lies within a Nitrate Vulnerable Zone as designated in 2002.

Value Added Tax (VAT)

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

Easements, Wayleaves and Rights of Way

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

Public footpath number 65 runs along part of the northern boundary of the field.

Viewing

The land may be viewed at any reasonable time during daylight hours when in possession of a set of these sale particulars.

Method of Sale

The land is offered for sale as a whole, by private treaty. Interested parties are invited to discuss the matter further with Andrew Houlden of the Selling Agents on (01652) 653669 or mobile 07970 126303.

Important Notice

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

- (i) These particulars have been prepared in the good faith to give 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 SPS, 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 the 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.