



16.24 HECTARES (40.13 ACRES)
at East Butterwick, North Lincolnshire
FOR SALE



INTRODUCTION

The land extends to 16.24 hectares (40.13 acres) of highly productive, easy working, versatile, grade 1 and 2 agricultural land. The land is offered for sale as a whole or in three lots.

LOCATION

The land is situated approximately five miles south west of the town of Scunthorpe, near the River Trent to the east of the village of East Butterwick along Green Lane.

DESCRIPTION

The MAFF land classification map classifies Lot 1 as Grade I and Lots 2 & 3 as Grade II. The Soil Survey of England and Wales identifies the land as being of the “Romney” soil series which is described as “deep stoneless permeable calcareous coarse and fine silty soils” suitable for growing cereals, sugar beet, potatoes, some field vegetables and horticultural crops and is known as warp land.

The three lots are in four fields which are predominately level and of regular shapes. The land has not grown potatoes since before 2005 and is currently fallow. The land also offers an opportunity for other uses such as equestrian or amenity.

Lot	Field Number	Hectares	Acres
1 (red)	3644	4.26	10.53
2 (blue)	9549	3.75	9.27
3 (green)	3182	4.15	10.25
	4583	4.08	10.08
		16.24	40.13

GENERAL REMARKS & STIPLULATIONS

Method of Sale

The property is offered for sale by private treaty as a whole or in lots. Please contact Brown & Co Brigg office.

The purchaser will be required to exchange contracts within 28 working days of receipt by the buyer’s solicitor of a draft contract, with completion by arrangement. A 10% deposit will be payable on exchange of contracts. Early entry may be permitted on receipt of a double deposit.

There will be no tenantright or dilapidations payable.

Tenure & Possession

The property is offered for sale freehold with vacant possession.

Basic Payment Scheme

The Basic Payment Scheme entitlements are included within the sale. On completion the relevant number of entitlements for the claimable area of each lot will be transferred to the purchaser if required. The transfer of the entitlements will be undertaken by Brown & Co.

Cross Compliance

The vendor will be responsible for cross compliance up to the date of completion. The buyer will take over the cross compliance obligations on completion and will indemnify the vendor for any non-compliance which results in a penalty or reduction in the vendor’s payments under the Basic Payment Scheme.

Stewardship

The land is not currently in any stewardship schemes.

Wayleaves, Easements and Rights of Way

The land is sold subject to and for the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There is a right of way over Green Lane to access the lots.

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber, except as reserved by statute or the Crown, are included within the freehold.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them, the question shall be referred to the arbitration of the selling agent, whose decision acting as expert shall be final. The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

VAT

Should any sale of the land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Services

There are no services connected to the land.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid 1:2,500 and 1:10,000 scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Viewings

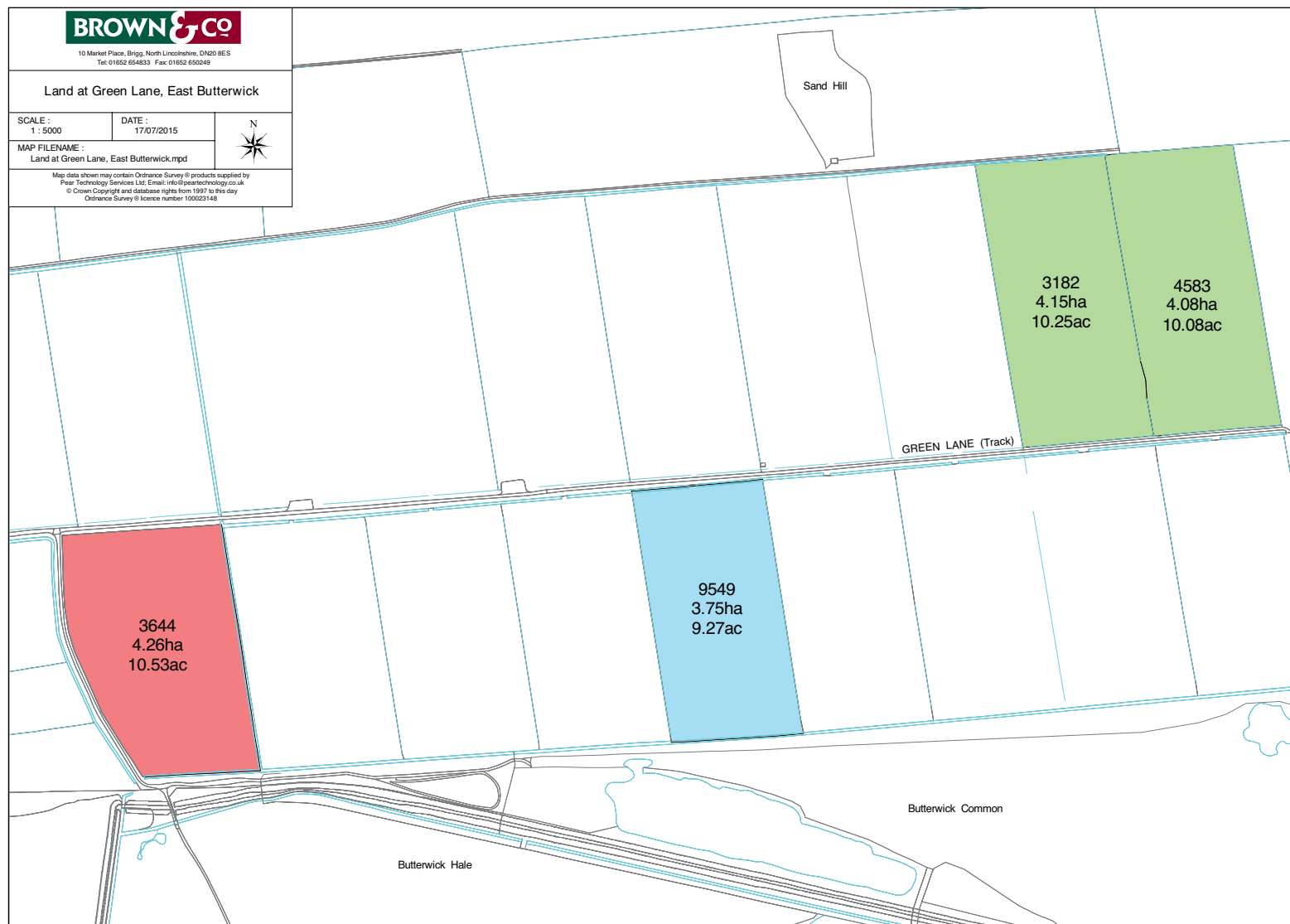
Viewing are open to anyone in possession of a set of sales particulars during daylight hours.

Contact

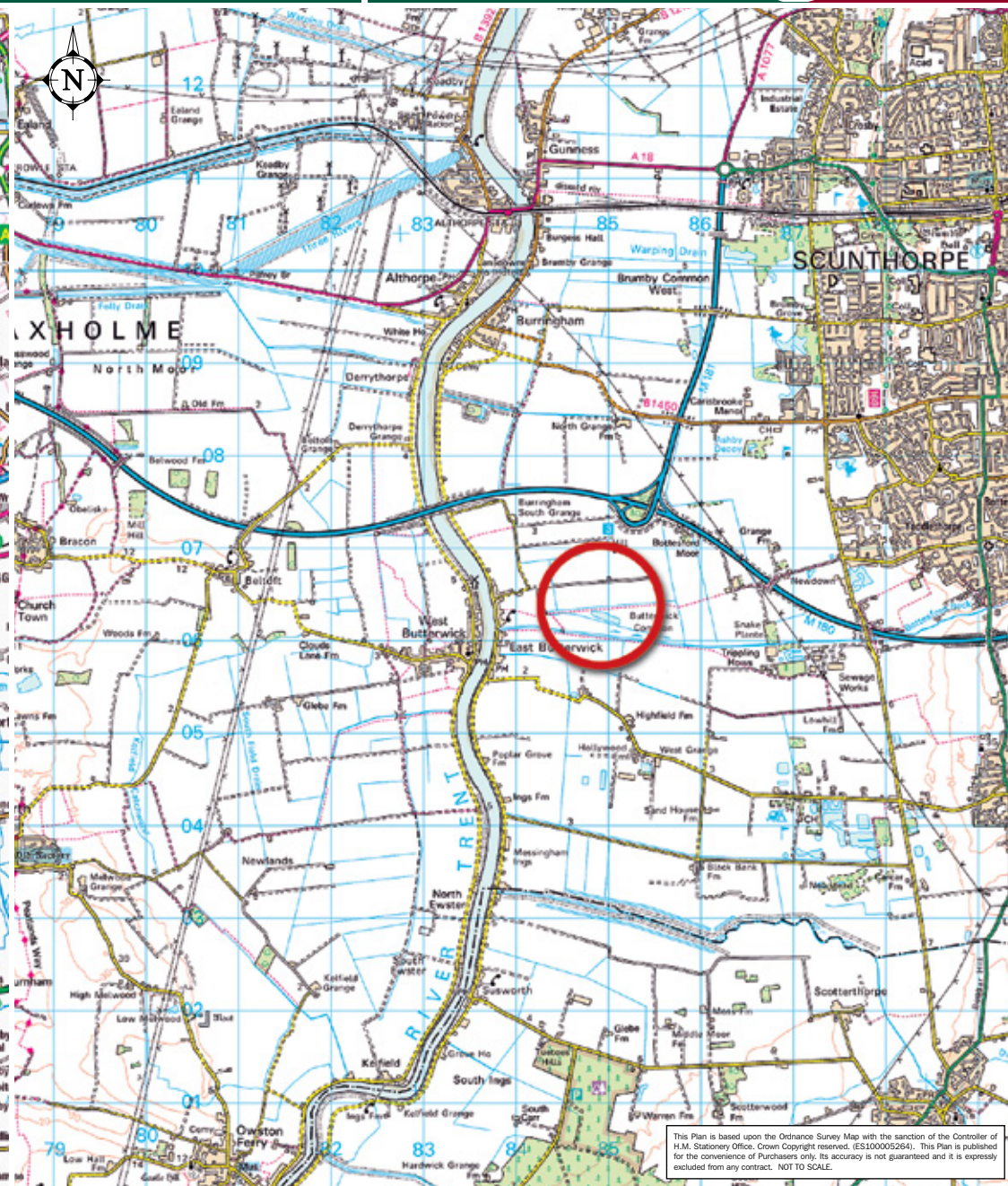
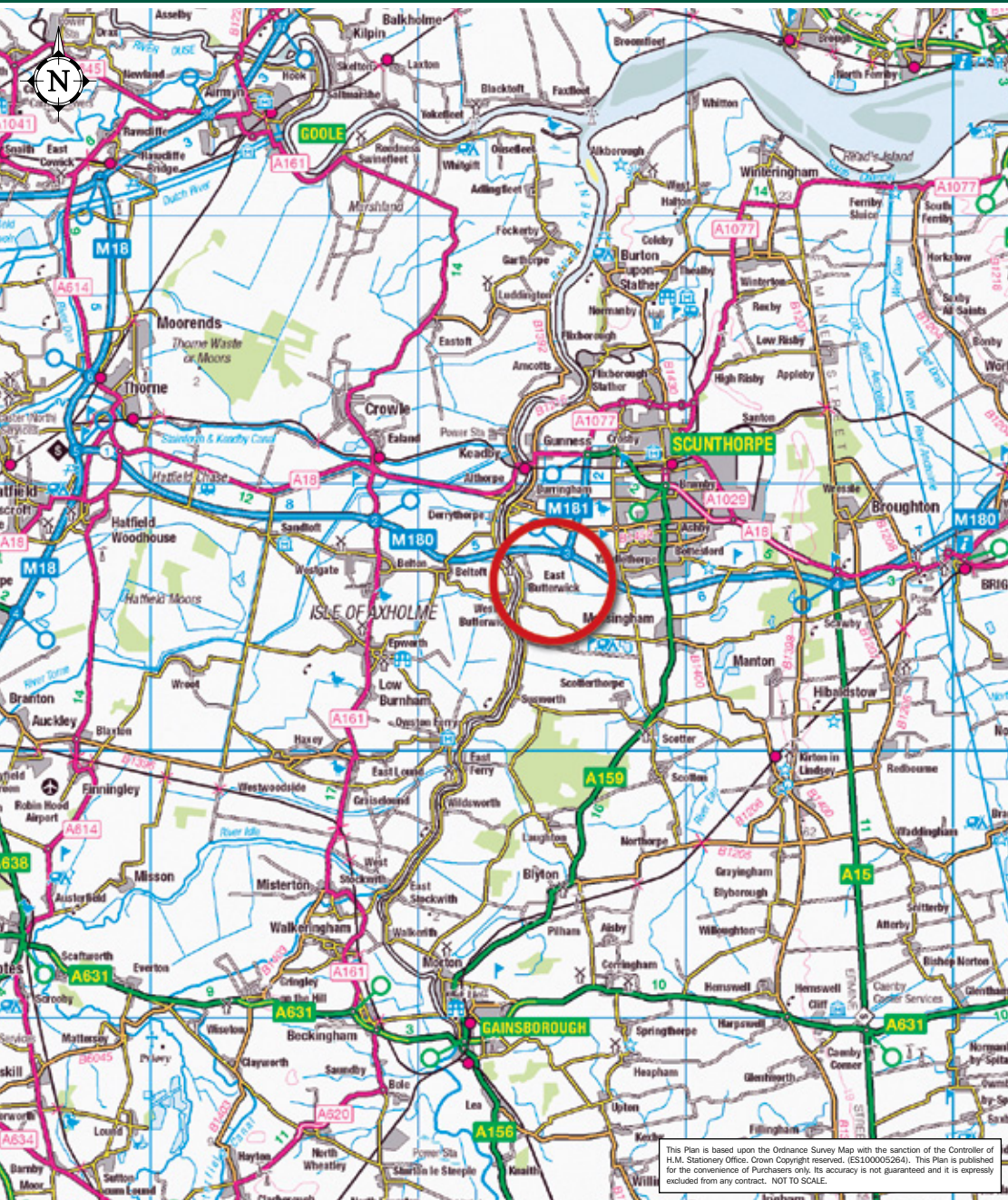
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