



STARCROSS FARM

Epworth, North Lincolnshire

BROWN & CO

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Approximately 100.85 hectares (249.19 acres) of agricultural land. A valuable environmental resource.

Vacant possession

FOR SALE BY PRIVATE TREATY AS A WHOLE

INTRODUCTION

A unique opportunity to purchase a ring fenced block of land with significant environmental opportunities.

Starcross Farm extends to 100.85 hectares (249.19 acres) and is currently receiving £23,815 per annum through a range of HLS & ELS schemes.

The land offers the opportunity to further enhance the environmental credentials and offers the prospect for carbon offsetting or delivering biodiversity net gain.

Starcross Farm comprises approximately 137.05 acres of productive arable land along with a further 103.68 acres of permanent grassland and 8.46 acres of well managed woodland. The land is located off Turbary Road, Epworth, Doncaster

The nearest postcode is DN9 1DY.

what3words: ///goad.crows.sprinkle

FARMLAND

The land forms a good quality block of productive arable, grassland & woodland situated predominantly within a ring fence. The land benefits from mains electricity and a borehole connecting to an extensive underground water main system. The land has been farmed in an environmental rotation and is in an existing HLS scheme.

The land is classified as being Grade 3 on the Ministry of Agriculture Land Classification Sheet.

The soil survey for England and Wales identifies the land as being part of the Isleham 2 soil series which is described as being deep permeable sandy and peaty soils affected by groundwater capable of growing cereals, sugar beet, potatoes and grazing.



LAND

FIELD NAME	FIELD NO	TOTAL FIELD SIZE (HA)*	TOTAL FIELD SIZE (AC)	DESCRIPTION
Bridge House	SE7503 6644	2.48	6.14	Arable/Temporary Pasture
Roadside	SE7503 8447	3.95	9.75	Arable/Temporary Pasture
Long Field	SE7603 0415	9.28	22.92	Arable/Temporary Pasture
43 ac	SE7503 5617	16.14	39.88	Arable/Temporary Pasture
North Turbary	SE7602 2999	7.33	18.12	Arable/Temporary Pasture
South Turbary	SE7602 2370	7.14	17.65	Arable/Temporary Pasture
Wood Field	SE7502 8380	9.14	22.59	Arable/Temporary Pasture
Quail	SE7602 7064	4.88	12.05	Permanent Grassland
Far Corner	SE7602 8559	2.17	5.37	Permanent Grassland
Skyers North A	SE7603 8916	6.94	17.15	Permanent Grassland
Skyers South	SE7602 8995	2.98	7.36	Permanent Grassland
Skyers North B	SE7603 8711	2.75	6.79	Permanent Grassland
Edwards	SE7603 4701	1.91	4.73	Permanent Grassland
Storers	SE7603 5015	2.38	5.88	Permanent Grassland
Greenshank North	SE7603 6513	2.69	6.64	Permanent Grassland
Greenshank South	SE7602 6897	4.21	10.41	Permanent Grassland
Reservoir	SE7602 4985	2.01	4.97	Permanent Grassland
Georges	SE7602 5067	4.61	11.38	Permanent Grassland
Skylark East	SE7602 6484	2.17	5.35	Permanent Grassland
Skylark West	SE7602 7980	2.27	5.60	Permanent Grassland
Unnamed Wood	SE7502 5685	3.42	8.46	Woodland
TOTAL		100.85	249.19	

* Areas taken from RPA Data



PLAN OF LAND

A

B



SE75036644

SE75038447

SE75035617

SE76030415

SE76038916

SE76035015

SE76036513

SE76038711

SE76022999

SE76034701

SE76026897

SE76028995

SE75025685

SE75028380

SE76024985

SE76026484

SE76027980

SE76022370

SE76025067

SE76027064

SE76028559

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not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

PREVIOUS CROPPING

[illegible]

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to conclude the sale by an alternative method, at their discretion.

The purchaser will be required to exchange contracts within 28 working days of receipt by the purchaser's solicitor of a draft contract, with competition by arrangement. A 10% deposit will be payable upon the exchange of contracts.

TENURE

The property is being sold with vacant possession.

ACCESS

Access to all parts of the property is available directly from the public highway or private access routes identified as points A & B on the sale plan. The property benefits from well maintained internal tracks.

HOLDOVER

It is not anticipated that holdover will be required.

EARLY ENTRY

Early entry onto the property may be available following the exchange of contracts subject to a 20% deposit and entirely at the purchaser's own risk.

INGOING

The purchaser will be required to pay an additional sum for any cultivations or crops unable to be harvested post completion in accordance with CAAV costing and enhancement where appropriate.

OUTGOINGS

Drainage rates are payable to the Isle of Axholme & North Nottinghamshire Water Level Management Board.

BASIC PAYMENT SCHEME

There are no basic payment scheme entitlements included in the sale.

HLS/ELS SCHEME

The land is currently in a HLS & ELS scheme until 30th September 2028 and this is currently generating an income of £23,815 per annum. Copies of the HLS & ELS agreements can be provided upon request.

Scrapes have been formed in the permanent pasture to attract breeding waders and to enhance the environmental credentials and biodiversity of the land.

BOREHOLE

The land benefits from a borehole allowing for up to 20m3 of water a day. The land also benefits from an extensive underground pipe network. Further information can be provided upon request.

CROSS COMPLIANCE

The vendor will be responsible for cross compliance up to the date of completion. The purchaser 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.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with 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.

NITRATE VULNERABLE ZONE

The land is situated within the Nitrate Vulnerable Zone for surface water.

SPORTING, TIMBER & MINERALS

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

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.

HEALTH & SAFETY

Given the potential hazards we would ask that you be as vigilant as possible when making your inspection of the property for your own personal safety.

VIEWING

The property can be viewed strictly by appointment only with the selling agents (Brown & Co). Tel: 01482 421234

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining boundaries nor their ownership.

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.

FIXTURES & FITTINGS

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

PLANS, AREAS & SCHEDULES

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

VENDOR'S AGENTS

Brown & Co
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Contact:

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Or

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VENDOR'S SOLICITORS

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IMPORTANT NOTICES

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