



LAND AT WHITE HOUSE FARM

Gunness, Scunthorpe

101.15 Acres (40.92 Hectares) of Agricultural Land

BROWN & CO JHWalter

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**101.15 Acres (40.92 Hectares)
of Agricultural Land**

Guide Price: £1,000,000

Tender deadline: 12 noon Friday 4th August 2023

THE PROPERTY

The Property consists of a strategically located bare block of agricultural land extending to approximately 101.15 acres (40.92 hectares). The Property is bound to the west by the village of Gunness and to the east by the A1077(M).

There may be some long term development potential for the Property given its strategic location on the outskirts of the town of Scunthorpe, adjacent to the motorway. This is for the Purchaser to make their own enquiries with the Planning Authority.

The Property is offered for sale by informal tender as a whole. The tender deadline is 12 noon Friday 4th August 2023.

LOCATION

The Property is located approximately 4 miles west of the town of Scunthorpe and is enclosed by the River Trent to the east. More specifically, the Property is located adjacent to the village of Gunness. The village of Burringham is located approximately 1 mile to the south. The Property is bound to the north by the Scunthorpe National Rail Line.

SITUATION

The Property lies in a good accessible location benefiting from strategic road connections to the M181 leading to the M180 to the south and south-east.



CROPPING DETAILS

Field	Area		Past Cropping				
	Hectares	Acres	2023	2022	2021	2020	2019
NG 9852	11.85	29.29	Beans	Wheat	Wheat	Beans	Wheat
NG 5354	3.39	8.38	Beans	Wheat	Wheat	Beans	Wheat
NG 2254	23.95	59.19	Beans	Wheat	Wheat	S.Beet	Wheat
NG 5661	0.73	1.80	Woodland				
NG 4260	0.32	0.80	Woodland				
NG 4847, NG 4342	0.58	1.43	Track				
NG 7453, NG 6656	0.10	0.26	Other				
Total	40.92	101.15					

VIEWINGS

The Property may be viewed at any time with a copy of these Particulars to hand subject to prior notification to the Sellers Agent. Viewing is at your own risk and neither the Sellers Agent nor Seller take any responsibility for any losses or damages incurred during inspection. Please be aware of the risks associated with a working farm.

DIRECTIONS

On the A18 travelling east from Thorne towards Scunthorpe, after crossing the River Trent continue for approximately 200m before taking the turning on the right signposted for Burringham and East Butterwick. Continue on this road through the village of Gunness for approximately 300m. The Property is located on the left and is accessed via a right of way through White House Farm Yard.

Postcode: DN17 3LT

What3Words: //////////////gadget.windmill.crunch

ACCESS

Access to the Property is available from the public highway via a right of way through White House Farm Yard, as shown shaded brown on the sale plan.

The Sellers propose to retain a right of way over the southern access track, as shown by the dashed brown line, leading from White House Farm over the flyover to obtain access to their retained land and lake located east of the A1077M.

DESCRIPTION

The land extends to approximately 96.86 acres of arable land and 2.60 acres of woodland. The arable land is a single block of Grade 1 and 2 land which is located in three parcels being well suited to modern agriculture. The land is shown on the Soil Survey for England and Wales Plan as being of the Romney Soil Series. These soils are described as being deep stoneless permeable calcareous coarse and fine silty soils. The land is typically flat with groundwater being controlled by ditches and pumps. These soils are capable of growing cereals, sugar beet, potatoes, and some field vegetables and horticultural crops.

OVERAGE

The land will be sold with an overage for any development (other than agricultural purposes) and this will apply to any residential development, commercial development, equestrian or renewable energy. The rate will be 30% which is payable on the grant of a valid planning consent, the period will run until March 2042.

GENERAL REMARKS AND STIPULATIONS

TENURE AND POSSESSION

The Property is freehold with vacant possession being available once the 2023 crop has been harvested and cleared. The land is let under a Farm Business Tenancy Agreement; however, the outgoing Tenant has agreed to provide vacant possession. This will be documented in a deed of surrender.

HOLDOVER AND EARLY ENTRY

After completion, the former Tenants will have holdover on any fields not cleared of the current crop. It is anticipated that all crops will be cleared by completion. The Purchaser may take early entry as soon as the current crop is cleared.

METHOD OF SALE

The Property is for sale by informal tender on the following terms:

1. All tenders must reach the office of Brown & Co JH Walter, 5 Oakwood Road, Lincoln, LN6 3LH no later than 12 noon on Friday 4th August 2023. No late tenders will be considered. Email tenders will be accepted.
2. Tenders should be submitted in the prescribed form. Copies of the form can be obtained from the Sellers Agent.
3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids.
4. No tender will be considered which is calculated only by reference to another tender.
5. The Seller does not undertake to accept the highest or indeed any tender.
6. Full name and address of both the prospective Purchaser and their solicitors should be provided with any tender.
7. All tenders must include evidence of finance for the purchase and further particulars will be expected before an offer is accepted.
8. Copies of further legal documentation is available on request from the Sellers Agent.





ANTI-MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, the purchasers will be required to provide proof of identity and address to the Sellers Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

LAND REGISTRATION

The Property is registered with the Land Registry and forms part of Registered Title HS379979. There were sections of the Property which had not been registered. We are aware there is a first registration pending on these parcels under title HS407240 and HS407237.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency; however, no BPS Entitlements are included with the sale. The current occupiers will retain the Basic Payment for 2023 and the Purchaser will be expected to indemnify the Sellers and the occupiers against any breaches of Cross Compliance up to 31st December 2023. The current occupiers will receive and retain any future Basic Payment runoff payments on the land.

STEWARDSHIP SCHEMES

The Land is not entered into any Stewardship Schemes.

SERVICES

There are no services connected to the land.

DRAINAGE

There are drainage rates payable to Scunthorpe and Gainsborough Water Management Board. Parts of the Property are under drained, however there are no land drainage maps of the system.

The Tenant is happy to show any Purchasers his working knowledge of the land drainage system.

SPORTING TIMBER AND RIGHTS

The sporting rights, mineral rights and timber rights will be included within the freehold so far as they are owned by the Sellers.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The Property is sold subject to and with the help and benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves referred to or not in these particulars.

There are electrical wayleaves which cross the land.

The land has been included within the proposal for the North Lincolnshire Green Energy Park, more specifically the proposed Southern District Heat and Private Wire Network.

PLANS AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey 1:5000 scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

FIXTURES AND FITTINGS

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

VALUE ADDED TAX

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

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Sellers Agent, will be responsible for defining the 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, Schedules, Plans or Interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Sellers Agent.

LOCAL AUTHORITY

North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, North Lincolnshire, DN15 6NL

SELLERS AGENT

Brown&Co H Walter, 5 Oakwood Road, Lincoln, LN6 3LH

Kirsten Wright BSc (Hons) MRICS FAAV

01522 457151 | 07775 031701 | Kirsten.Wright@brown-co.com

Charlie Bryant BA (Hons) MSc MRICS FAAV REV

01522 457141 | 07968 760788 | Charlie.Bryant@brown-co.com

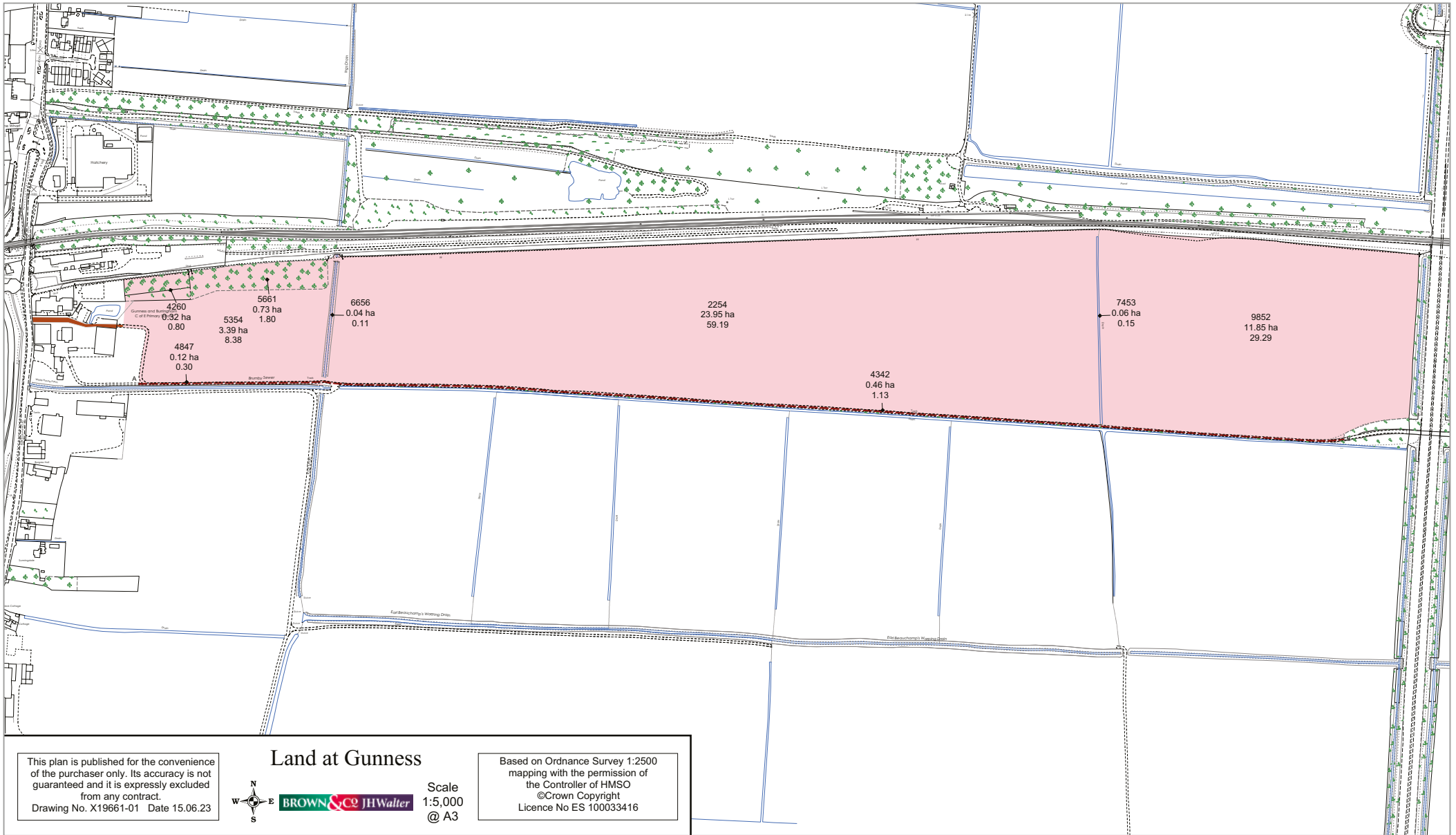
SELLERS SOLICITOR

Shakespeare Martineau, 12-14 St Mary's Street, Lincoln, LN5 7EQ

Amy Cowdell

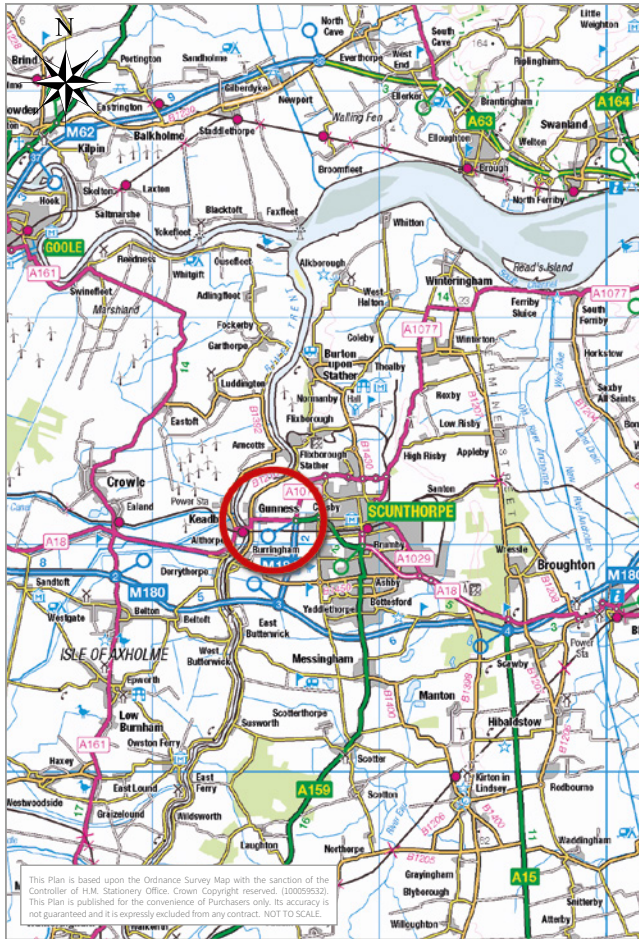
0121 631 5343 | 0797 641 3993 | Amy.Cowdell@shma.co.uk

These sales particulars are Subject to Contract and were prepared in June 2023.



Brown&CoJHWalter , 5 Oakwood Road, Lincoln, LN6 3LH
01522 457800 | lincoln@brown-co.com

BROWN & CO JHWalter



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2023. Brochure by wordperfectprint.com.

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 01522 457800 | lincoln@brown-co.com

