

**STRATEGIC LAND
SOUTH MARSH ROAD,
STALLINGBOROUGH
NORTH EAST LINCOLNSHIRE, DN41 8DZ**

(Immingham 3 miles, Grimsby 4 miles, Humber Bridge 20 miles)

10.28 ACRES

(4.16 Hectares) or thereabouts



FOR SALE AS A WHOLE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION

Solicitors

Wilkin Chapman LLP
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Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

Ref: Tom Norman

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incorporating

JH Pickup & Co &

**Townend
Clegg**
AGRICULTURE

STRATEGIC ARABLE LAND - GENERAL REMARKS AND STIPULATIONS

Location

The land is situated to the south of South Marsh Road, to the east of the popular village of Stallingborough, within the county of North East Lincolnshire and is offered for sale as strategic arable land. The land lies within 4 miles of Immingham and Grimsby Docks which make up two of the South Humber Gateway Ports; the busiest ports in the country in terms of tonnage. Good access to the national motorway network is offered with the A180 being under 1 mile away.

Description

The land comprises a regularly shaped arable field, extending to 10.28 acres (4.16 hectares), or thereabouts and is offered for sale as a whole. The field is registered on the HM Land Registry as part of Title number HS381862.

The land is laid to environmental stewardship as part of the Sustainable Farming Incentive and is classified as being Grade 3 on Sheet 105 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food. The Soil Survey of England and Wales identifies the soils as being from the "Newchurch 2" association with their characteristics described as "deep stoneless mainly calcareous clayey soils" and as suitable for "cereals, sugar beet and potatoes", which is typical of the area.

Basic Payment Scheme

All of the land is registered on the Rural Payments Agency Land Register. The Vendor will retain the De-Linked Payment.

Tenure & Possession

The land is being sold freehold with the benefit of vacant possession upon completion.

Planning Potential

The land is offered for sale with potential for medium to longer term development potential. Interested parties are advised to make their own enquires in this regard. For avoidance of doubt the land will be sold with no overage provisions attached.

Local Authority

North East Lincolnshire, Municipal Offices, Town Hall Square, Grimsby, DN31 1HU, Telephone: 01472 313131.

Wayleaves, Easements & Rights of Way

There are wayleaves held in favour of National Grid plc in respect of a pylon and associated lines which cross the land. The Vendor is currently in the process of capitalising the wayleave agreement into an easement, and therefore, reserves the right to retain any capital payment received in this regard.

There are two water mains held in favour of Anglian Water and one gas main held in favour of National Grid Gas crossing the land.

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

Outgoings

Drainage rates are payable to North East Lindsey Internal Drainage Board.

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.

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

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 Private Treaty**. Interested parties are invited to speak to Tom Norman of the Selling Agents on 07920 232135 or (01652) 653669 to discuss their interest.



Important Notice

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- (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.
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