



EPWORTH, NORTH LINCOLNSHIRE
43.85 Acres (17.74 Hectares) or thereabouts



EPWORTH NORTH LINCOLNSHIRE

VERSATILE GRADE 3 ARABLE LAND

43.85 Acres (17.74 Hectares) or thereabouts

(Scunthorpe 11 miles, Thorne 7 miles)

**FOR SALE BY INFORMAL TENDER
AS A WHOLE OR IN TWO LOTS**

**CLOSING DATE:
12 NOON FRIDAY 27 JUNE 2025**

Location

The land is situated to the east of both West End Road and the Folly Drain, to the north west of Epworth in North Lincolnshire. The town of Scunthorpe lies approximately eleven miles to the east and the town of Thorne lies approximately seven miles to the north west.

Selling Agents

DDM Agriculture

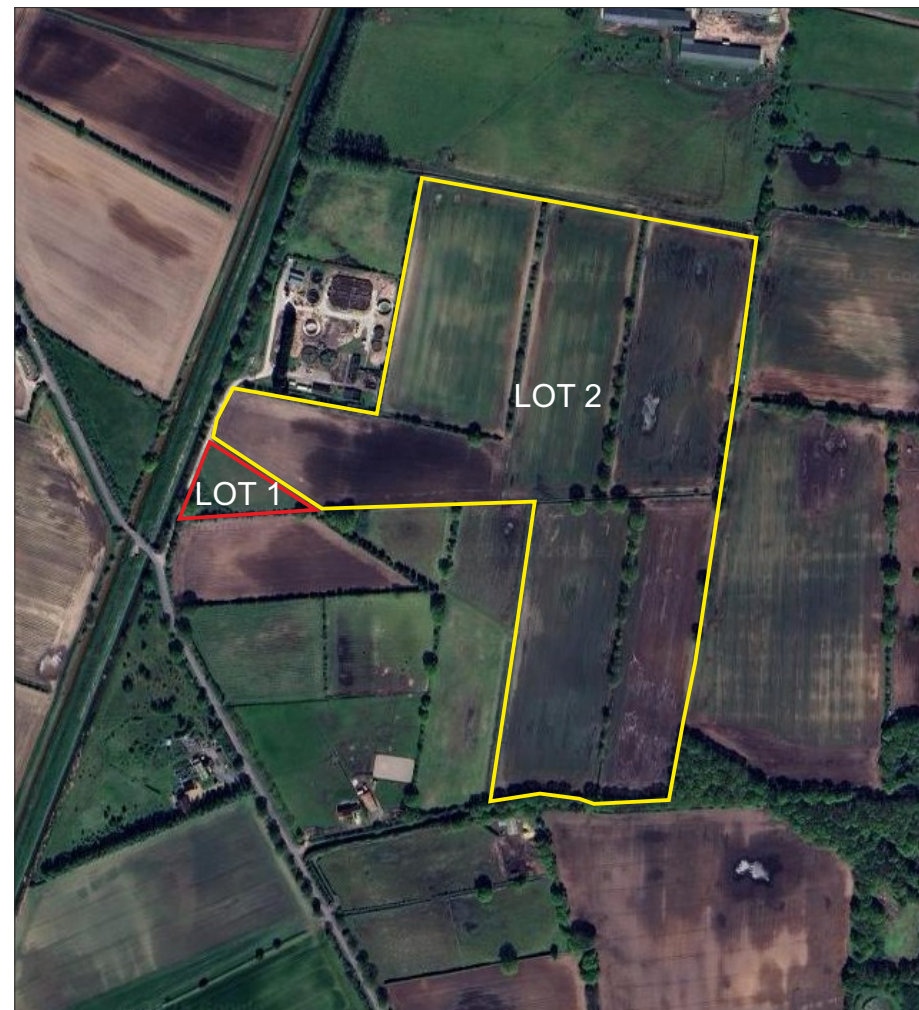
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General Remarks and Stipulations

The Land

The land comprises a block of easy working light land split into a total of seven parcels, most of which are of a regular shape. It is offered for sale in two separate lots.

Lot Number	Area (acres)	Area (hectares)
1	1.33	0.54
2	42.52	17.20
Total	43.85	17.74

The land is classified as being Grade 3 on Sheet 104 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 "Newport 1" Association with their characteristics described as "deep well drained sandy and coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes."

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and was used to activate entitlements under the Basic Payment Scheme.

A copy of the relevant LPIS maps for the land are available for inspection at the Selling Agent's office by prior appointment or can be e-mailed out on request. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement made within these sales particulars is given in good faith but carries no warranty.

Schedule & Back Cropping

A schedule of the land with back cropping for the last five years is available on request from the Selling Agent's Offices.

Tenure and Possession

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

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk

Outgoings

	Lot 1	Lot 2
Isle of Axholme and North Notts Water Level Management Board		
Assessable Area:	0.820ha	17.196ha
Annual Value:	£70	£1,466
2025/2026 drainage rates payable	£15.90	£332.93

Early Entry

Early entry onto the land will be possible, subject to the payment of a 20% deposit and following an exchange of contracts.

Environmental Stewardship

The land is not currently entered into any Environmental Stewardship or Countryside Stewardship Scheme.

Easements, Wayleaves & Rights of Way

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

Tenantright

There will be no tenantright payable nor will there be any consideration or allowance made whatsoever for dilapidations or any deductions or any deductions of any kind.

Sporting/Timber Rights/Minerals

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned.

Value Added Tax (VAT)

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

Viewing

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

Method of Sale

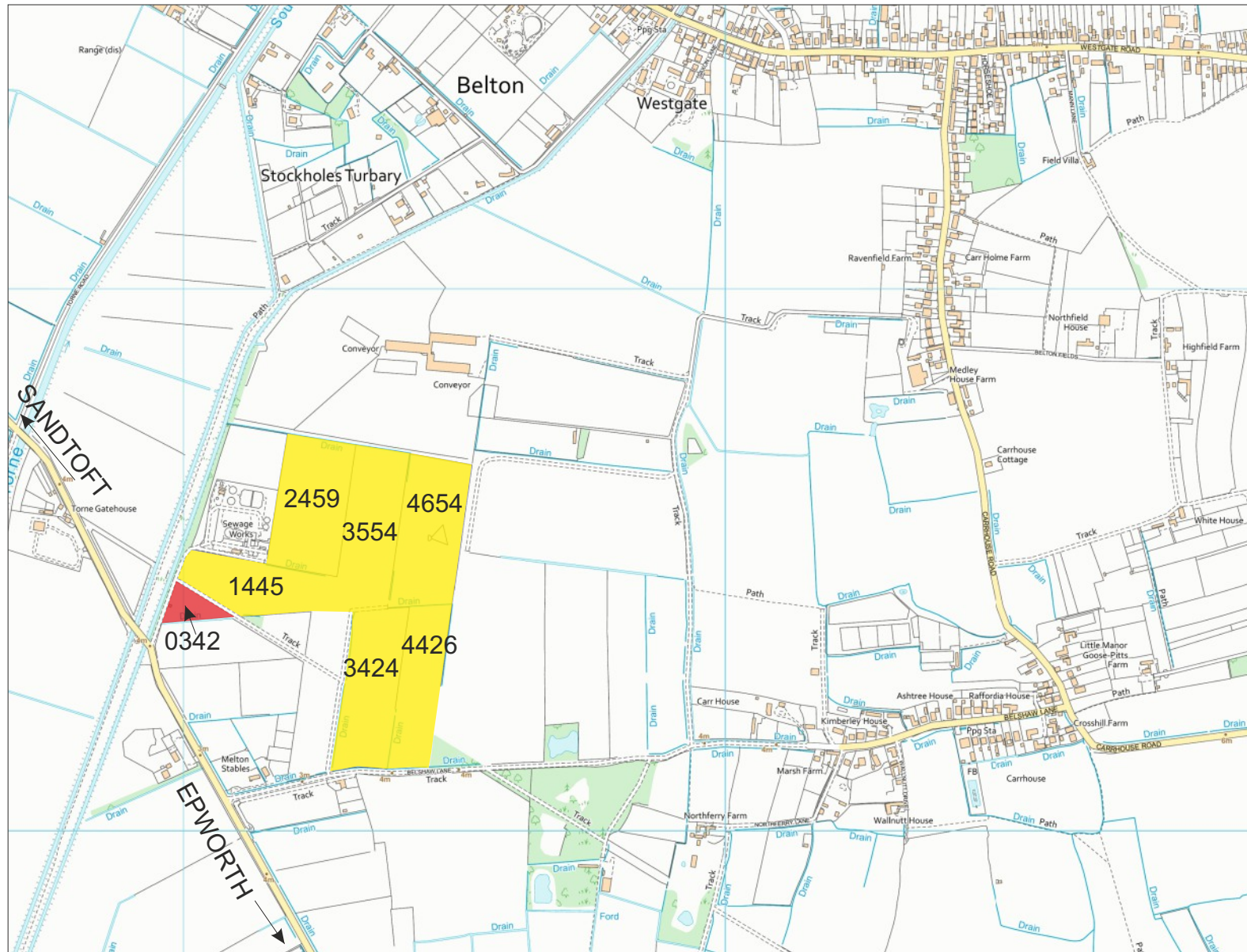
The land is offered for sale **by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**Land at Epworth.**"
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with Anti-Money Laundering legislation.
7. Submitted not later than **12 noon Friday 27 June 2025**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.



SITE PLAN



FOR IDENTIFICATION PURPOSES ONLY

Important Notice

DDM Agriculture (Bawtry) Limited for themselves and the Owner of this property, whose agents they are, give notice that:

(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.

(ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.

(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture (Bawtry) Limited or their clients. Neither DDM Agriculture (Bawtry) Limited nor their 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

DDM
AGRICULTURE

AH/JH-25/018
12 May 2025