

# LAND AT CASTLETHORPE BROUGHTON, BRIGG, NORTH LINCOLNSHIRE

142 Hectares (352 Acres)

For Sale as a Whole by Private Treaty



[perkinsgeorgemawer.co.uk](http://perkinsgeorgemawer.co.uk)



[ddmagriculture.co.uk](http://ddmagriculture.co.uk)

# LAND AT CASTLETHORPE, BROUGHTON, BRIGG, DN20 9LG

## INTRODUCTION

The sale of this ring fenced block of arable land provides a rare opportunity to purchase Grade 2 productive limestone land close to the town of Brigg. The land extends to 142 hectares (352 acres) and is offered for sale as a whole, albeit offers may be considered for any part.

## LOCATION

The land is situated to the south of the village of Broughton and to the north of the M180 motorway in North Lincolnshire. The market town of Brigg lies about 2 miles to the south east. Junction 4 of the M180 is about 1 mile to the south west providing easy access onto the national motorway network.

## METHOD OF SALE

The land is offered for sale by private treaty as a whole with the benefit of vacant possession upon completion. Offers for part may be considered.

## TENURE & POSSESSION

The freehold is part solely owned by Jerry Green Dog Rescue and part jointly owned by Margaret Green Animal Rescue and Jerry Green Dog Rescue, under Land Registry Title Numbers HS372763 and HS371436 respectively.

Mineral, timber and sporting rights are all included with the freehold in so far as they are owned, subject to any statutory exclusions.

## LAND

The land is in an arable rotation and extends to approximately 142 hectares (352 acres) in 10 fields.

It is classified as being Grade 2 on Sheet 104 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food. The land is generally free draining. There are some land drains in places.

The soils are identified by the Soil Survey of England and Wales as being from the "Aberford" association which are described as "well drained calcareous fine loamy soils over limestone" and as suitable for "cereals, with some sugar beet and potatoes".

All of the land lies within a Nitrate Vulnerable Zone and an area of the land is identified as being part of the Castlethorpe Tufas Site of Special Scientific Interest (SSSI). Further details on this are available upon request from the Joint Selling Agents.

## HOLDOVER/EARLY ENTRY

The land is currently let under an Agricultural Holdings Act 1986 tenancy which will end on completion of the sale whereupon vacant possession will be granted. Holdover will be granted to allow the current tenant to harvest the growing cereal crops and the sugar beet.

Early entry may be possible on exchange of contracts and the payment of a double deposit.

## COUNTRYSIDE STEWARDSHIP SCHEME

The farm is entered into an Entry Level/Higher Level Countryside Stewardship Agreement which has been extended. The current Agreement has a start date of 01/03/2012 and an end date of 29/02/2028. Details of the Agreement can be provided upon request from the Joint Selling Agents.

## WAYLEAVES/EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights, subject to and with the benefit of existing rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Please note that there is a right of way off the B1208 through Castlethorpe Barns/White House Farm buildings as indicated on the attached sale and inset plans coloured green to access the land. This is also part of the route of a right of way in favour of the third party owners of Springfield Plantation which crosses the land along the route coloured brown and also uses the green route referred to above. There will be a right of way granted into the retained land immediately to the south of White House Farm, to provide access into



FIELD 2297



FIELD 5553

the same, at point A, as shown on the plan and as also shown coloured brown.

Public footpath number 226 in the Parish of Broughton crosses part of the northernmost field comprised within this block of land.

There are three gas pipelines crossing parts of the land. These are a 15" spun iron medium pressure gas pipeline, PL1317 Killingholme to Scawby 30 and PL1322 Thornton Curtis to Butterwick high pressure gas pipelines.

There is a Ministry of Defence oil pipeline through the land.

## BOUNDARIES

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Sellers, nor the Joint Selling Agents will be responsible for defining the boundaries or their ownership.

## OUTGOINGS

There is an annual General Drainage Charge payable to the Environment Agency.

Assumed Assessable Area 142 hectares

2024/2025 Charge £2.8271 per hectare or a total of £401.45

## SERVICES

There are no mains services connected. Buyers should make their own enquires as to services in the vicinity. There are no irrigation rights included with the sale.

## GRANT & SUBSIDY SCHEMES

The agricultural land has been included in claims for the Basic Payment Scheme. The delinked payments will be retained by the outgoing tenant and are not included in the freehold sale.

## OVERAGE

There will be a development clause/overage on the land for a period of 25 years from the date of completion.

The overage will be triggered for any development or renewable energy project. This will be implemented on the grant of planning permission or the disposal of land with the benefit of the permission, whichever is the sooner. The overage will be 30% in any uplift in value from the existing agricultural value.

## VAT

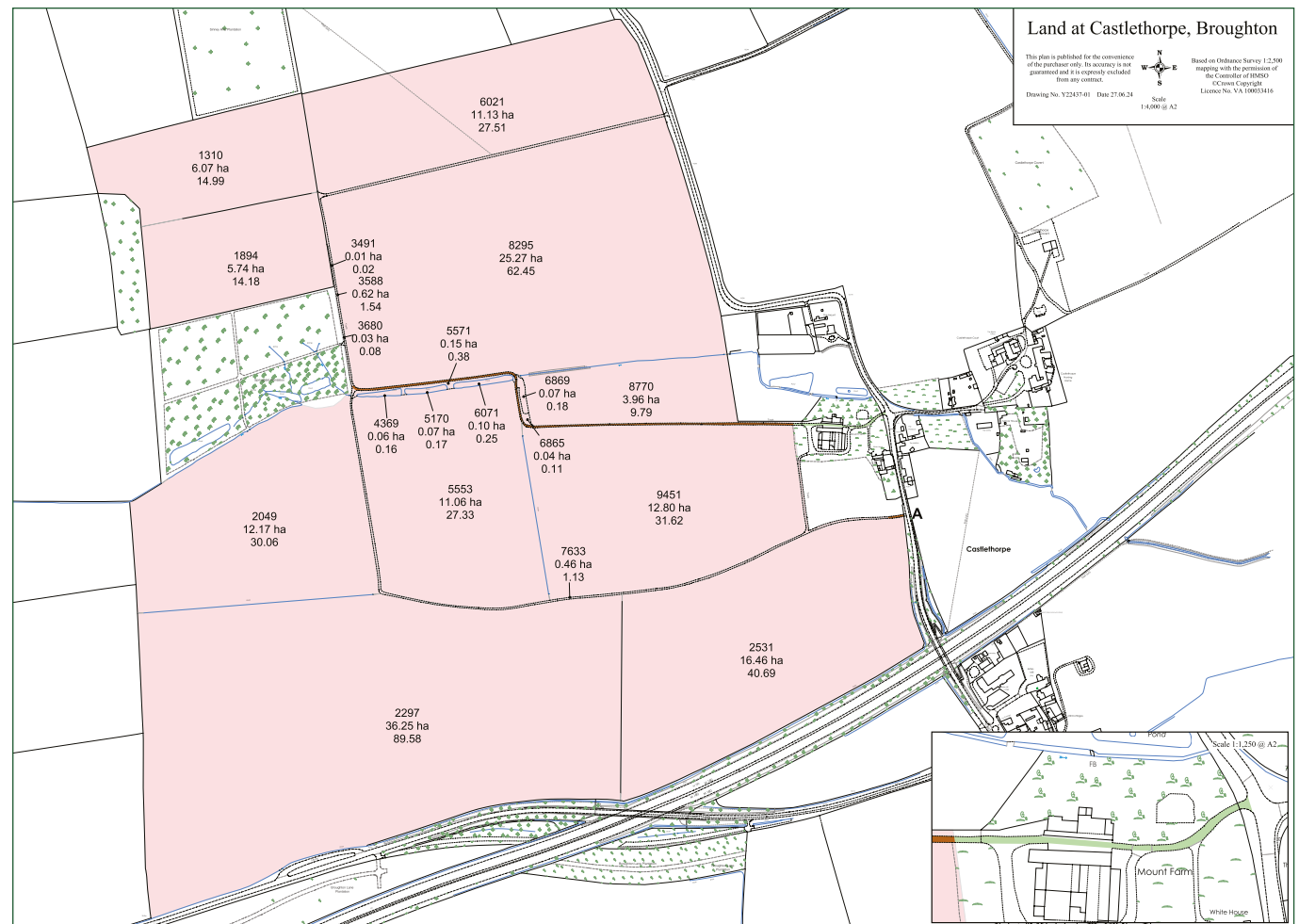
It is understood that none of the land is elected for VAT.

## LOCAL PLANNING AUTHORITY

North Lincolnshire District Council, Church Square House, 30-40 High St, Scunthorpe DN15 6NL, Tel: 01724 297000

## BUYER IDENTITY CHECK

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.



## PLANS & AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed. The photographs were taken in June 2024.

## VIEWING

The land can be viewed at any time during daylight hours but it is advised that interest is registered with the Joint Selling Agents to enable full access.

## JOINT SELLING AGENTS

**Perkins George Mawer & Co**, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH. T: 01673 843011 E:info@perkinsgeorgemawer.co.uk

**DDM Agriculture**, Eastfield, Albert Street, Brigg, North Lincolnshire, DN20 8HS, Tel: 01652 653669, E: andrew.houlden@ddmagriculture.co.uk



## SCHEDULE OF AREAS & BACKCROPPING

| Sheet Number | NG Number        | Total Area (Hectares) | Total Area (Acres) | Eligible Area (Hectares) | Back Cropping |            |            |            |            |
|--------------|------------------|-----------------------|--------------------|--------------------------|---------------|------------|------------|------------|------------|
|              |                  |                       |                    |                          | 2024          | 2023       | 2022       | 2021       | 2020       |
| SE9708       | 1310 pt.         | 2.43                  | 6.00               | 2.43                     | W Barley      | W Barley   | W Barley   | OSR        | W Barley   |
|              | 1310 pt.         | 3.64                  | 8.99               | 3.64                     | ELS/HLS       | ELS/HLS    | ELS/HLS    | ELS/HLS    | ELS/HLS    |
|              | <b>sub total</b> | <b>6.07</b>           | <b>14.99</b>       | <b>6.07</b>              |               |            |            |            |            |
| SE9707       | 1894             | 5.74                  | 14.18              | 5.74                     | W Barley      | W Barley   | OSR        | W Barley   | Sugar Beet |
| SE9707       | 2049             | 12.17                 | 30.06              | 12.17                    | W Barley      | Sp Barley  | Sugar Beet | W Wheat    | OSR        |
| SE9706       | 2297 pt.         | 10.99                 | 27.16              | 10.99                    | Sp Barley     | OSR        | Sp Barley  | W Wheat    | V Peas     |
|              | 2297 pt.         | 9.73                  | 24.05              | 9.73                     | Sp Barley     | W Wheat    | OSR        | W Barley   | Sp Barley  |
|              | 2297 pt.         | 7.92                  | 19.57              | 7.92                     | V Peas        | W Barley   | Sp Barley  | Sugar Beet | Sp Barley  |
|              | 2297 pt.         | 7.61                  | 18.80              | 7.61                     | V Peas        | W Barley   | Sp Barley  | Sp Barley  | Sugar Beet |
|              | <b>sub total</b> | <b>36.25</b>          | <b>89.58</b>       | <b>36.25</b>             |               |            |            |            |            |
| SE9807       | 2531 pt.         | 8.74                  | 21.61              | 8.74                     | Sp Barley     | Sugar Beet | W Barley   | Sp Barley  | W Wheat    |
|              | 2531 pt.         | 7.72                  | 19.08              | 7.72                     | W Barley      | Sp Barley  | W Wheat    | V Peas     | W Wheat    |
|              | <b>sub total</b> | <b>16.46</b>          | <b>40.69</b>       | <b>16.46</b>             |               |            |            |            |            |
| SE9807       | 3491             | 0.01                  | 0.02               | 0.00                     | Grass         | Grass      | Grass      | Grass      | Grass      |
| SE9807       | 3588             | 0.62                  | 1.54               | 0.00                     | Track         | Track      | Track      | Track      | Track      |
| SE9807       | 3680             | 0.03                  | 0.08               | 0.00                     | Grass         | Grass      | Grass      | Grass      | Grass      |
| SE9707       | 4369             | 0.06                  | 0.16               | 0.00                     | Pond          | Pond       | Pond       | Pond       | Pond       |
| SE9707       | 5170             | 0.07                  | 0.17               | 0.00                     | Pond          | Pond       | Pond       | Pond       | Pond       |
| SE9707       | 5553             | 11.06                 | 27.33              | 10.95                    | Sp Barley     | Sp Barley  | W Wheat    | OSR        | W Barley   |
| SE9707       | 5571             | 0.15                  | 0.38               | 0.00                     | Grass         | Grass      | Grass      | Grass      | Grass      |
| SE9707       | 6071             | 0.10                  | 0.25               | 0.00                     | Pond          | Pond       | Pond       | Pond       | Pond       |
| SE9707       | 6865             | 0.04                  | 0.11               | 0.00                     | Grass         | Grass      | Grass      | Grass      | Grass      |
| SE9707       | 6869             | 0.07                  | 0.18               | 0.00                     | Track         | Track      | Track      | Track      | Track      |
| SE9807       | 7633             | 0.46                  | 1.13               | 0.00                     | Track         | Track      | Track      | Track      | Track      |
| SE9707       | 8295 pt.         | 5.18                  | 12.80              | 5.18                     | Sp Barley     | Sugar Beet | W Barley   | Sp Barley  | W Wheat    |
|              | 8295 pt.         | 10.41                 | 25.73              | 10.41                    | Sp Barley     | W Wheat    | V Peas     | W Wheat    | OSR        |
|              | 8295 pt.         | 9.68                  | 23.92              | 9.68                     | W Wheat       | OSR        | W Barley   | Sp Barley  | W Wheat    |
|              | <b>sub total</b> | <b>25.27</b>          | <b>62.45</b>       | <b>25.27</b>             |               |            |            |            |            |
| SE9707       | 8770             | 3.96                  | 9.79               | 3.89                     | W Barley      | Sp Barley  | W Wheat    | Sugar Beet | Sp Barley  |
| SE9707       | 9451             | 12.80                 | 31.62              | 12.77                    | Sugar Beet    | W Wheat    | OSR        | W Barley   | Sp Barley  |
| SE9708       | 6021             | 11.13                 | 27.51              | 11.13                    | W Wheat       | V Peas     | W Wheat    | OSR        | W Barley   |
| <b>TOTAL</b> |                  | <b>142.52</b>         | <b>352.22</b>      | <b>140.70</b>            |               |            |            |            |            |

**Misrepresentation Act** Perkins, George Mawer & Co., DDM Agriculture for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Perkins, George Mawer & Co or DDM Agriculture has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in June 2024.



### PGM&Co.

Corn Exchange Chambers, Queen Street,  
Market Rasen, Lincolnshire LN8 3EH  
01673 843011 | info@perkinsgeorgemawer.co.uk  
[perkinsgeorgemawer.co.uk](http://perkinsgeorgemawer.co.uk)



### DDM AGRICULTURE

Eastfield, Albert Street, Brigg,  
North Lincolnshire, DN20 8HS  
01652 653669 | andrew.houlden@ddmagriculture.co.uk  
[ddmagriculture.co.uk](http://ddmagriculture.co.uk)