



EPWORTH NORTH LINCOLNSHIRE

(Scunthorpe 11 miles, Doncaster 15 miles)

9.09 ACRES

(3.68 hectares) or thereabouts

VERSATILE ARABLE LAND



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

CLOSING DATE: 12 NOON FRIDAY 24 JULY 2026

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

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Selling Agents

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General Remarks and Stipulations

Location

The land lies to the south west of the market town of Epworth, within the Isle of Axholme, in North Lincolnshire.

Description

The land comprises two separate fields accessed via the network of meres from off the A161 public highway.

The land is all 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 for Lot 1 as being entirely from the "Newport 1" Association with their characteristics described as "deep well drained and coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes". The soils for Lot 2 are similarly identified as being primarily from the same Association but with some also from the "Dunnington Heath" Association with their characteristics described as "reddish coarse and fine loamy over clayey soils" and with the balance being from the "Isleham 2" Association with their characteristics described as "deep permeable sandy and peaty soils" and as both also as suitable for "cereals, sugar beet and potatoes".

Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

Schedule

Lot Number	RLR Field Number	Colour on Site plan	Acres	Hectares	RLR Hectares
Lot 1	1106	Red	5.01	2.03	2.17
Lot 2	0878	Blue	4.08	1.65	1.72
		Total	9.09	3.68	3.89

Basic Payment Scheme

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

The relevant LPIS maps are available upon request from the Selling Agents. Purchasers should satisfy themselves as to the accuracy of this information. Any statement within these sale particulars is given in good faith but carries no warranty.

Tenantright

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

Early Entry

Early entry on to the land will be permitted, prior to completion, to carry out acts of husbandry and crop establishment, subject to an exchange of contracts and the payment of a double deposit.

Outgoings

Lot Number	Assessable Area (Ha)	Annual Value (£)	2026/2027 Drainage Rates Payable (£)
Lot 1	2.064	£238	£54.05
Lot 2	1.667	£141	£32.02

Backcropping

The land has not been within an arable cropping rotation for a number of years, believed to be in excess of ten.

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.

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

Easements, Wayleaves & Rights of Way

There are two Cadent gas pipelines crossing Lot 2. The land is sold subject to any 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.

Viewing

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

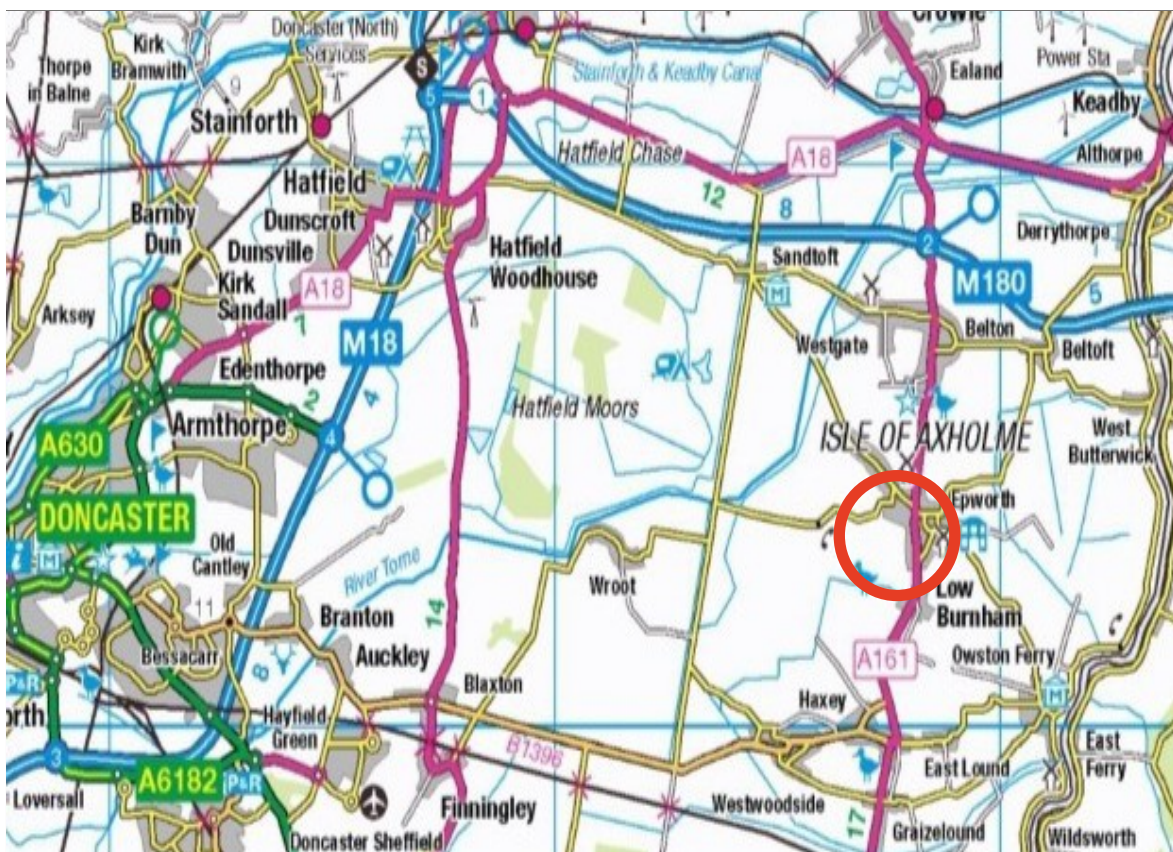
Method of Sale

The land is offered for sale by informal tender as a whole or in two Lots. The Vendors do not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted in accordance with the following:-

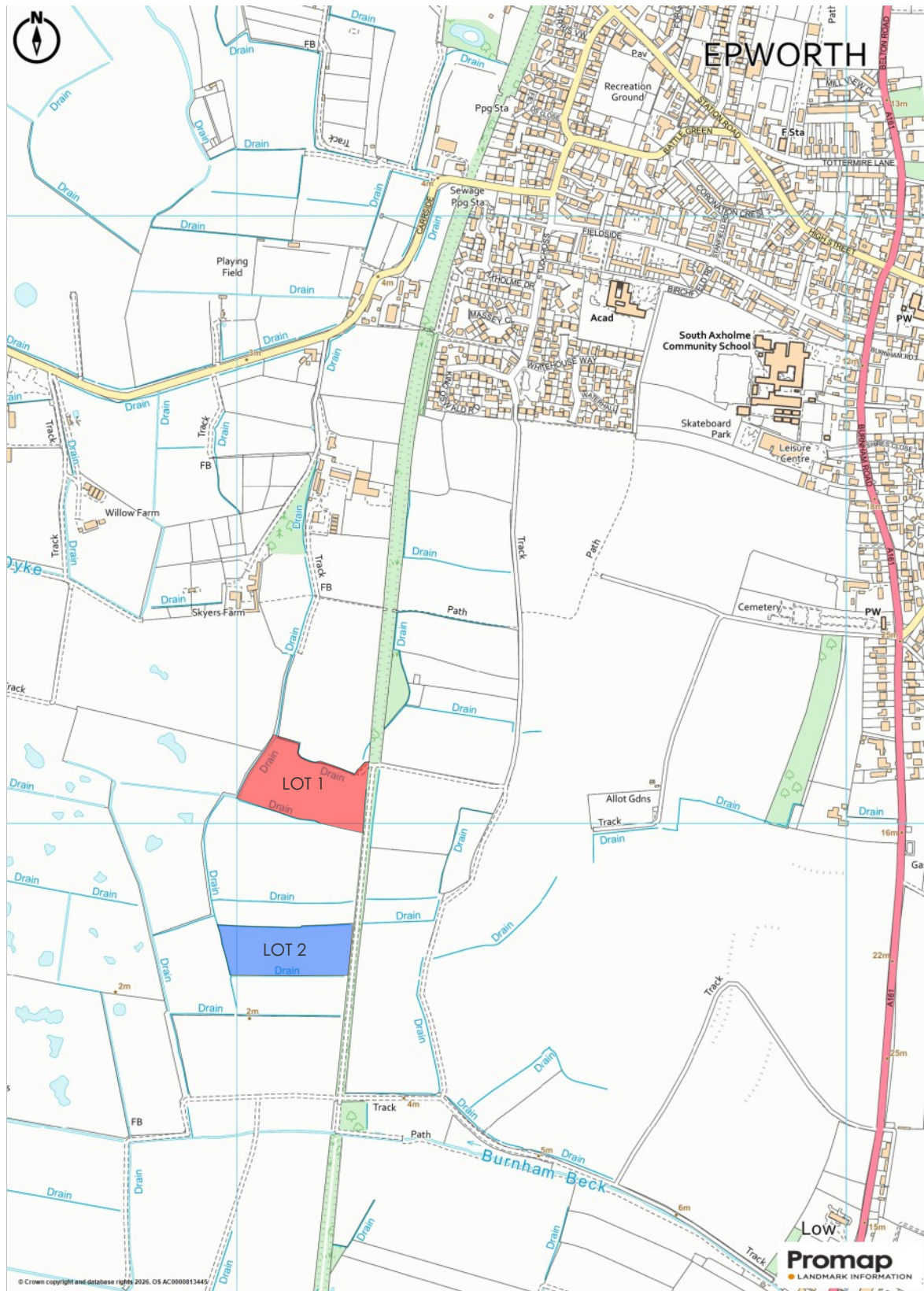
1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of purchaser.
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "Land at Epworth".
6. Submitted not later than **12 noon on Friday 24 July 2026**.

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.

LOCATION PLAN



SITE PLAN



Important Notice

DDM Agriculture for themselves and the Vendors of this land, whose agents they are, give notice that:

(i) These particulars have been prepared in good faith to give a fair overall view of the land, 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 including BPS, planning or other consents.

(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this land.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: AH/JR/JH-26/058

23 June 2026