



**PT. WEST FARM, WINTERINGHAM,
SCUNTHORPE, NORTH Lincs. DN15 9PA**

57.38 Acres (23.22 ha) – Agricultural Land
For Sale as a Whole or In 6 Lots



PGM&CO.
Perkins George Mawer & Co.

Pt. West Farm, Winteringham, Scunthorpe, North Lincs. DN15 9PA.

An opportunity to acquire several compartments of Grade 3, arable and grassland, either as a whole or in 6 separate lots, lying in and around the village of Winteringham.

For Sale by Informal Tender:

**Deadline – Friday 13th September 2024 at 12 noon.
Vacant Possession on Completion.**

Lot No.	Land Type	Acreage	Guide Price
Lot 1	P. Pasture	6.57 Acres	£45,000
Lot 2	P. Pasture	18.95 Acres	£135,000
Lot 3	Arable	5.91 Acres	£47,000
Lot 4	Arable	5.83 Acres	£46,500
Lot 5	Arable	5.34 Acres	£42,500
Lot 6	Arable	14.78 Acres	£118,000
The Whole		57.38 Acres	£434,000

LOCATION

The land lies in and around the parish of Winteringham, about 8 miles North-East of Scunthorpe, in close proximity to the River Humber.

LOT 1 (RED) – 6.57 ACRES (2.66 HA) ///ANNUAL.PHONES.ALLY

A single enclosure of permanent pasture. Situated on Winteringham Ings and accessed off the public highway (A1077) via right of way over a metalled track

and through an adjoining grass field, in third party ownership. The boundaries comprise part stock fence and series of open ditches.

LOT 2 (BLUE) – 18.95 ACRES (7.67 HA) ///JAMMY.TWICE.TABLOID

A good-sized compartment of long-standing permanent pasture accessed directly off Low Burgage, a public highway via a gated entrance. Mains water is connected. The field is stock fenced and partitioned. A third party right of way for agricultural purposes provides access to land to the East.

LOT 3 (YELLOW) – 5.91 ACRES (2.39 HA) ///REALM.PROVED.RATIO

A small arable enclosure fronting onto Waterside from where access is available. The land is of a regular shape. There are several O/H electricity lines on the western boundary.

LOT 4 (GREEN) – 5.83 ACRES (2.36 HA) ///SCRUM.WOODEN.DECKING

A single arable field accessed from Rotten Sykes Lane, a private track serving land in several ownerships. The eastern boundary is defined by wooden marker posts.

LOT 5 (PINK) – 5.34 ACRES (2.16 HA) ///SNAPPED.DIPLOMAS.PATHS

A narrow arable field located off Rotten Sykes Lane. A footpath lies just outside the western boundary.

LOT 6 (BROWN) – 14.78 ACRES (5.98 HA) ///PREPARES.PRESIDES.INFRINGE

A productive arable field lying close to the end of Rotten Sykes Lane. A public footpath traverses the land. There is a stone pad at the field entrance. Access to land to the west and south is enjoyed over the land.

THE LAND

The land is classified Grade III on the Land Classification Map for the region. (Yorks and Humber ALC003).

Landis Soilscales refer to the land as loamy and clayey. Predominantly arable with some grassland. The lighter soils are generally stoneless and flat whilst the heavier soils require more working and favour a grassland rotation. Soils are mostly drained.

DRAINAGE

The land has been under-drained as deemed necessary. There are some drainage plans available.

ACCESS

Lot 1 is approached off Sluice Lane (A1077) via a stone track and along the boundary of an adjacent grass field (not owned). Lots 2 and 3 enjoy direct public highway access from Low Burgage and Waterside respectively. Lots 4, 5 and 6 are accessed via Rotten Sykes Lane a privately owned track over which a right of way exists. Maintenance obligations are not known.

SERVICES

Mains water is connected to Lot 2.

RURAL PAYMENTS/SUBSIDY SCHEMES

The land is registered for the Basic Payment Scheme however no entitlements or Delinked payments are available.

ENVIRONMENTAL LAND MANAGEMENT SCHEME

The land is not entered into any environmental schemes offering prospective purchasers the opportunity to formulate their own scheme.

OUTGOINGS

Annual drainage charges are levied by Ancholme Internal Drainage Board. These have not been apportioned but are considered to be modest amounts.

LOT 2



DESIGNATIONS

The land lies in a Nitrate Vulnerable Zone (NVZ).

BOUNDARIES

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

TITLE

The land is unregistered, save for Lot 2 which is comprised within HS229466 and HS227829.

PLANS & AREAS

These have been prepared as carefully as possible. The plans and areas are for illustration only and although are believed to be correct their accuracy cannot be guaranteed.

TENURE

The Freehold is being offered with vacant possession on completion. The arable land is presently contract farmed by a third party.

LOT 3



HOLDOVER/EARLY ENTRY

Possession is subject to holdover at no additional charge. Early entry may be available subject to prior agreement.

TENANTRIGHT AND DILAPIDATION

There will be no claim for tenantright. Dilapidations are not allowed.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is offered for sale subject to all existing rights 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.

A public footpath crosses Lot 6.

There are several O/H electricity lines and poles forming the western boundary of Lot 3 for which an annual wayleave is believed paid.

There is a private right of access traversing both Lot 2 and 6.

DEVELOPMENT CLAUSE

Lot 1 will be sold subject to an overage clause for any future development/renewable energy project. This will be set at 30% of any uplift in value over existing use either arising from the grant of a planning permission or the disposal of land with the benefit of a relevant consent. It will extend for a period of 30 years, from the date of sale completion.

SPORTING, TIMBER & MINERAL RIGHTS

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

VAT

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

METHOD OF SALE

The land is offered for sale by Informal Tender as a whole or in six lots. All offers are subject to the tender conditions as set out on the tender form and must reach the Market Rasen office of the Selling Agent by not later than **12-noon on Friday 13th September 2024.**

VIEWING

Interested parties are permitted to view the land on foot during daylight hours subject to having a copy of these particulars to hand. The exception being Lot 2 in the event grazing livestock are in occupation.

BUYER IDENTITY CHECK

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

SOLICITORS

Hetts, 11 Wells Street, Scunthorpe, North Lincolnshire, DN15 6HW

T: 01724 843287 (ref. Mr A. Pascoe)

E: apascoe@hetts.co.uk

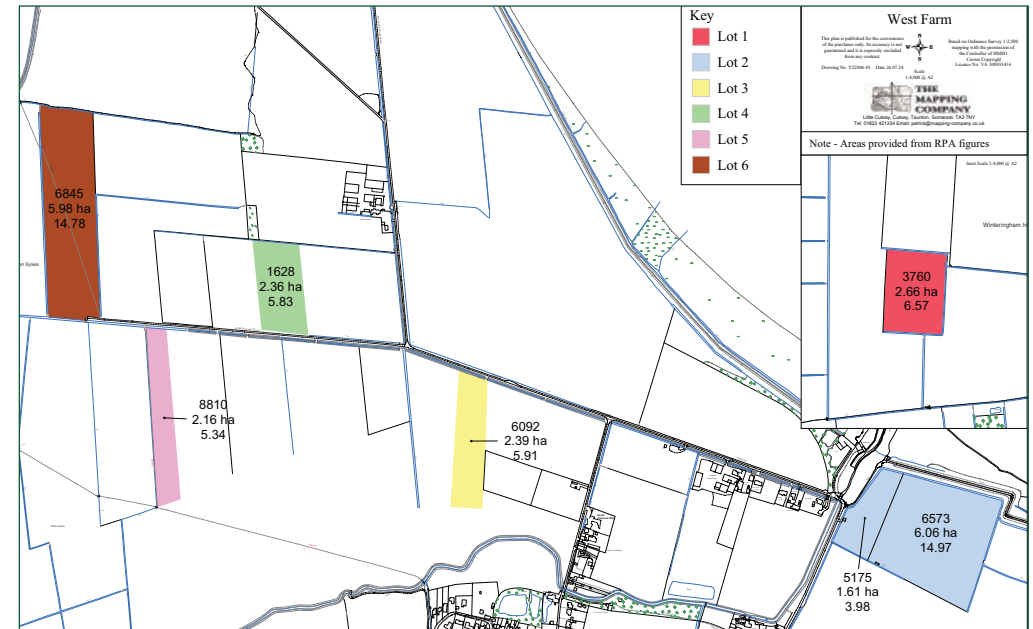


Misrepresentation Act Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part 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 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 July 2024.

SCHEDULE OF AREAS & BACKCROPPING

LOT	RPA	Area (Ac)	Area (ha)	Descr.	2024	2023	2022	2021
1 (Red)	SE9520-3760	6.57	2.66	P.Pasture	PP	PP	PP	PP
2 (Blue)	SE9322-6573/5175	18.95	7.67	P.Pasture	PP	PP	PP	PP
3 (Yellow)	SE9222-6092	5.91	2.39	Arable	S.Bar	WW	OSR	W.Bar
4 (Green)	SE9223-1628	5.83	2.36	Arable	S.Bar	WW	OSR	W.Bar
5 (Pink)	SE9123-8810	5.34	2.16	Arable	S.Bar	WW	OSR	W.Bar
6 (Brown)	SE9123-6845	14.78	5.98	Arable	S,Bar	WW	OSR	W.Bar
TOTAL		57.38	23.22					

Please note. Information based on RPA/BPS areas and schedules.



PGM&Co.

Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH

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perkinsgeorgemawer.co.uk



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Perkins George Mawer & Co.



TENDER FORM

**57.38 Acres – Agricultural Land, Pt. West Farm, Winteringham,
Scunthorpe, North Lincs DN15 9PA**

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **57.38 Acres – Agricultural Land, Pt. West Farm, Winteringham, Scunthorpe, North Lincs DN15 9PA** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

Lot 1.....

Lot 2.....

Lot 3.....

Lot 4.....

Lot 5.....

Lot 6.....

As a Whole:

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

Name:

Address:

.....

Tel No:

Email:

I can confirm we are / are not (*delete as appropriate*) cash buyers.

Signed: **Date:**

Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12 noon on Tender Date: Friday 13th September 2024** by either post or email. No late offers will be considered.
2. Postal offers should be submitted in writing in a sealed envelope clearly marked “**Winteringham**” in the top left corner.
3. Email offers should be sent to nick@perkinsgeorgemawer.co.uk only. They will be printed and put in a sealed envelope.
4. Offers must be for a precise sum of pounds sterling, and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
5. No offer will be considered which is calculable only by reference to another offer.
6. Offers should be made Subject to Contract only.
7. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
8. Please ensure that you clearly indicate which lot or combination of lots your offer is for. It is possible to offer in the alternative for both the whole as well as offering for a combination of any of the lots.
9. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
10. The vendors do not undertake to accept the highest or any offer.
11. Offeror(s) will be notified in writing to confirm whether or not their offer has been accepted within 5 working days. The successful offeror(s) will be expected to complete the purchase as soon as possible thereafter.