



**GROVE FARM, WHITTON,
NORTH LINCOLNSHIRE, DN15 9LJ**

366.59 Acres (148.36 Hectares)

To Let as a Whole or in 4 Lots



PGM&CO.
Perkins George Mawer & Co.

GROVE FARM, WHITTON, NORTH LINCOLNSHIRE, DN15 9LJ.

SITUATION & DESCRIPTION

Grove Farm is situated to the east and west of the village of Whitton, near Scunthorpe. Whitton lies in close proximity to the River Humber, about 9.50 miles north of Scunthorpe and 11 miles west of Barton-upon-Humber.

Overall it comprises about 250 Acres of arable land and 116 Acres of grassland and is available to let as a whole or in 4 lots.

The arable land is classified as being predominately Grade 2 on the Agricultural Land Classification Map for Yorkshire and the Humber (ALC 003) published by Natural England.

LandIS Soilscales refer to the elevated land as being sandy and free draining whereas the lower lying land is loamy and clayey with the potential to be highly productive. The land is considered to offer flexibility of cropping. The arable land has been underdrained where necessary and the relevant plans are available from the Agents.

The current occupier has a straw/FYM arrangement with a third party, and this could potentially be continued by agreement.

FARM BUILDINGS

A grain store may be available by separate negotiation.



GENERAL REMARKS & STIPULATIONS

Access

The land lying to the west of the village can be accessed via a single track at the junction of Ings Lane, Blacksmiths Hill and Whitton Road. The adjoining grassland is served through Grove Farmyard.

The eastern block benefits from access off Ings Lane.

Farm Business Tenancy

The land is offered to let from 11th October 2025 for a fixed, 5-year term with the rent payable, quarterly in advance. There will be provision for a rent review at year 3. It is expected that the incoming tenant will sign a Lincolnshire Association of Agricultural Valuers, Farm Business Tenancy Agreement, prior to entry. A copy of the agreement is available from the Letting Agents.

It is the responsibility of the ingoing Tenant to ensure that the hedges, ditches and soil indices are maintained. In addition, Public Liability Insurance must be further implemented.

Countryside Stewardship/Environmental schemes

The land is not currently entered into any Environmental Stewardship schemes.

The grassland along the Humber bank naturally lends itself to inclusion in an Environmental Scheme. Informal enquiries of Natural England would suggest that there may be potential for entry into a 'Higher Level Scheme' for Saltmarsh/Reedbed creation etc. The Landlord will endeavour to support a future application.

Holdover & Early Entry

The current occupier reserves the right to harvest the growing crops. Early entry to the arable land will be available by arrangement.

Rights of Way

Several public footpaths cross the land at various points.

Sporting Rights

The shooting rights are reserved. It is a condition of the letting that an area of land in and around Willwick Hill Plantation is made available for use as a game cover strip.

VAT

There is no VAT to be charged on the rent.

Outgoings

Drainage rates are payable to the Ancholme Internal Drainage Board. The current year's rates are in the amount of £440.20.

It will be the responsibility of The Tenant for meeting all relevant outgoing during the continuance of the term.

Stamp Duty Land Tax

The incoming Tenant will be responsible for any tax due.

Confidentiality

All information received from applicants will be treated in strict confidence and used only in connection with this Tender.

Possession

The incoming tenant will be granted entry following completion of a Farm Business Tenancy Agreement and payment of the first instalment of rent. It will further be subject to holdover for the removal of the growing crops and any associated residue.

Wayleaves, Easements and Rights of Way

The property is to be let subject to, and with the benefit of, all existing Wayleaves, Easements, Covenants and Rights of Way whether or not disclosed. All payments in connection therewith will be retained by the Landlord.

Tenantright & Dilapidations

No tenantright is payable and no dilapidations will be allowed.

Method of Letting

The property is offered to let by Informal Tender. 'Best and Final' offers of rent expressed as a lump sum, per annum should be sent in writing, on the Tender Form provided, to PGM & CO., Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH in a sealed envelope marked 'Whitton' by no later than 12-noon on Friday 25th July 2025. The Landlord reserves the right not to accept the highest or any offer, furthermore escalating bids or offers made by reference to other bids are not acceptable.

Viewing

The land may be viewed at any time during daylight hours when in possession of a set of these Letting Particulars. Inspection of the grain store is by prior arrangement.

Further Information

Further details and information are available from the Letting Agents, PGM & CO. Prospective tenants should satisfy themselves as to the accuracy of this information. Any statements within these Letting Particulars are given in good faith but carry no warranty.

Agent

Perkins George Mawer & Co, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH.

Ref. Kath Phillips/Nick Sharp

T: 01673 843011

E: kath@perkinsgeorgemawer.co.uk or nick@perkinsgeorgemawer.co.uk

Kath Phillips 07795 561996 or Nick Sharp 07970 986364

Grove Farm

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. Z25254-02 Date 30.06.25



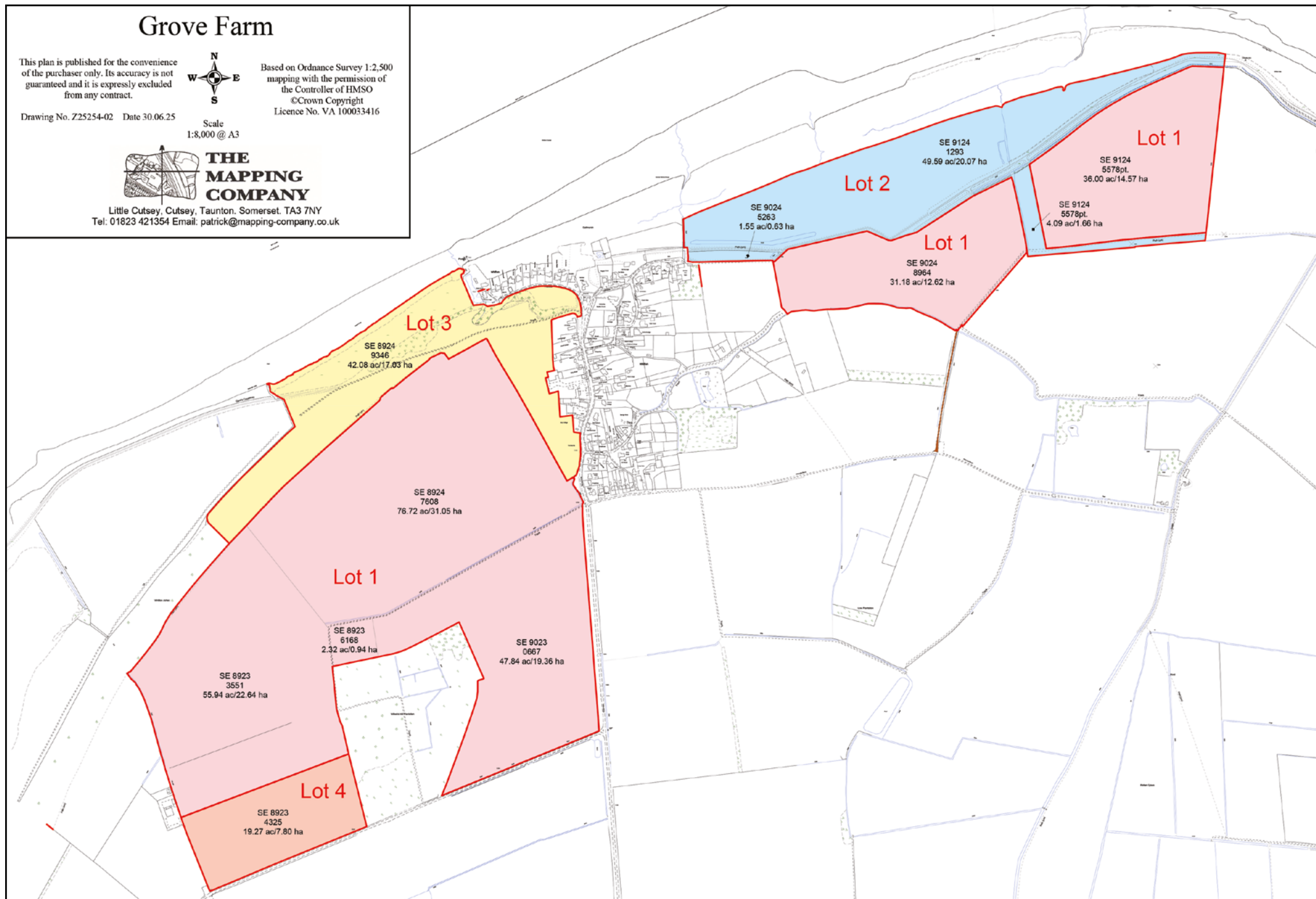
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**THE
MAPPING
COMPANY**

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NG No	Acres	Hectares	2025	2024	2023	2022	2021
Lot 1 – Arable Land (Pink on Plan)							
3551	55.94	22.64	W Wheat	S Barley	OSR	W Wheat 2	W Wheat
7608	76.72	31.05	W Wheat	S Barley	W Wheat	OSR	W Wheat/OW Stubbles
6168	2.32	0.94	T Grass	T Grass	T Grass	T Grass	T Grass
0667	47.84	19.36	W Wheat	S Barley/Fallow	W Wheat/W Wheat 2	W Wheat 2/OW Stubbles	W Wheat/OW Stubbles
8964	31.18	12.62	W Wheat	Fallow	W Wheat 2	W Wheat	OSR
5578 pt	36.00 (Est.)	14.57 (Est.)	W Wheat	Fallow	W Wheat 2/OW Stubbles	W Wheat	OSR
Sub Total	250.00 (Est.)	101.18 (Est.)					
Lot 2 – Grass (Blue on Plan)							
1293	49.59	20.07	P Grass	P Grass	P Grass	P Grass	P Grass
5263	1.55	0.63	P Grass	P Grass	P Grass	P Grass	P Grass
5578 pt	4.09 (Est.)	1.66 (Est.)	T Grass	T Grass	T Grass	T Grass	T Grass
Sub Total	55.24 (Est.)	22.35 (Est.)					
Lot 3 – Grass (Yellow on Plan)							
9346	42.08	17.03	P Grass	P Grass	P Grass	P Grass	P Grass
Sub Total	42.08	17.03					
Lot 4 – Grass (Orange on Plan)							
4325	19.27	7.80	T Grass	T Grass	T Grass	T Grass	T Grass
Sub Total	19.27	7.80					
TOTAL	366.59	148.36					



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 June 2025.

PGM&Co.

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

01673 843011 | info@perkinsgeorgemawer.co.uk

perkinsgeorgemawer.co.uk



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Perkins George Mawer & Co.



TENDER FORM

366.59 Acres - Grove Farm Whitton, North Lincolnshire, DN15 9LJ

(I/We) Name:

Address:

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Tel No:

Email:

Hereby offer to let the property described as **366.59 Acres - Land, Grove Farm Whitton, North Lincolnshire, DN15 9LJ** in the Particulars as prepared by the Letting Agents, Perkins George Mawer & Co. for the sum of (expressed as a lump sum per annum):-

Lot 1:

Lot 2:

Lot 3:

Lot 4:

As a Whole:

and agree that in the event of my offer being accepted in accordance with the Conditions (overleaf) to pay the said rent as per the terms of the Tenancy Agreement.

Signed: **Date:**

Name:

Conditions:

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 **12-noon on Friday 25th July 2025** 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 “**Whitton**” in the top left corner.
3. Email offers should be sent to kath@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. 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.
8. Letters of offers should include the full names and address of the proposed Tenant(s).
9. The Landlord(s) do not undertake to accept the highest or any offer.
10. Offeror(s) will be notified in writing to confirm whether or not their offer has been accepted within 5 working days.
11. Successful Offeror(s) will be required to provide the necessary identification for the purposes of Anti-Money Laundering Regulations.