

Land at Brumby Common Lane

SCUNTHORPE, DN17 1RA

WATLING
REAL ESTATE



FOR SALE

Substantial Plot of Agricultural Land Extending to 550 Acres Situated in Established Farming Area



Highlights

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- + A substantial plot of agricultural land extending to 550 acres (226.6 hectares)
- + High quality arable land that is currently being farmed and is situated in an established farming area
- + Multiple access points via Brumby Common Lane that runs through the centre of the land
- + Excellent connectivity via the adjacent A1077 (M) and regional road network
- + Opportunity to achieve Vacant Possession on 9 September 2026

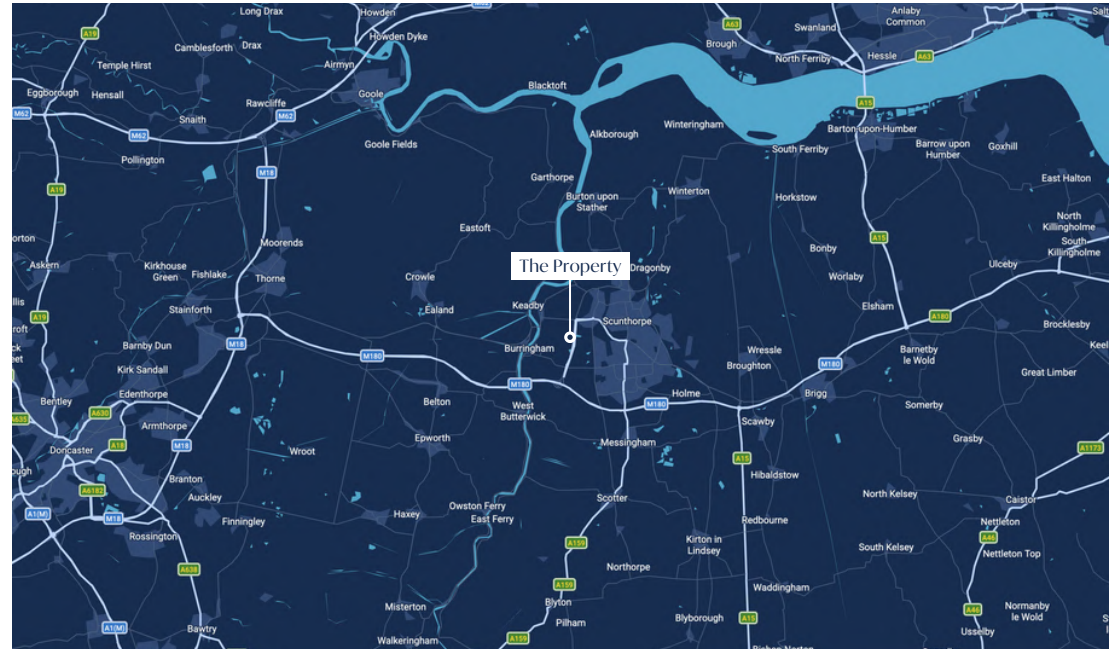
**OFFERS INVITED FOR THE LAND
AS A WHOLE AS WELL AS
INDIVIDUAL PARCELS**



Location

The property is located approximately 2 miles to the southwest of Scunthorpe town centre. The town is accessible via the M180 motorway which links to the M181 motorway and wider national network of arterial roads that help connect nearby large cities and towns such as Doncaster (20 miles west), Sheffield (33 miles west) and Leeds (39 miles northwest).

Scunthorpe Train Station is located approximately 2 miles east of the subject property and provides train services to Doncaster and Sheffield. Althorpe Train Station is also in close proximity to the subject land and is located approximately 1/2 mile to the northwest. There are a number of amenities in the local area including Gallagher Retail Park (1 mile north) and Asda Superstore (1/2 mile to the south).



Description

The property comprises a substantial plot of agricultural land extending to 550 acres (226.6 hectares). The land consists of large open plan fields that are well suited for commercial crop production. The topography of the land is predominantly open and level, which supports efficient cultivation and modern farming practices. The land is positioned in a well-established farming area, with strong accessibility to surrounding areas.

There are several access points to each field along Brumby Common Lane which adjoins Scotter Road on the eastern side of the land. The A1077 (M) motorway runs through the centre of the land which incorporates the roundabout development known as the Northern Junction. The roundabout development has the potential to provide direct access to the land once fully operational.

Agricultural Land Classification

Offering a highly attractive agricultural profile, the land benefits from the following Natural England Agricultural Land Classification: The western section is rated Grade 1 (excellent quality), moving through Grade 2 (very good) in the centre, to Grade 3 (good to moderate) in the east. This indicative grading highlights the strong agricultural potential of the land.

Further information is available in our Data Room. We recommend interested parties carry out their own investigations to determine the exact ALC grading of the land.



Further Information

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Occupancy

The agricultural land is being offered for sale freehold subject to existing Farm Business Tenancies agreements that expire on 9 September 2026. Further information is included in our Data Room.

Tenure

The land is held freehold under the title number HS387584.

VAT

All figures quoted are exclusive of Value Added Tax which may be charged on the sale.

Offers

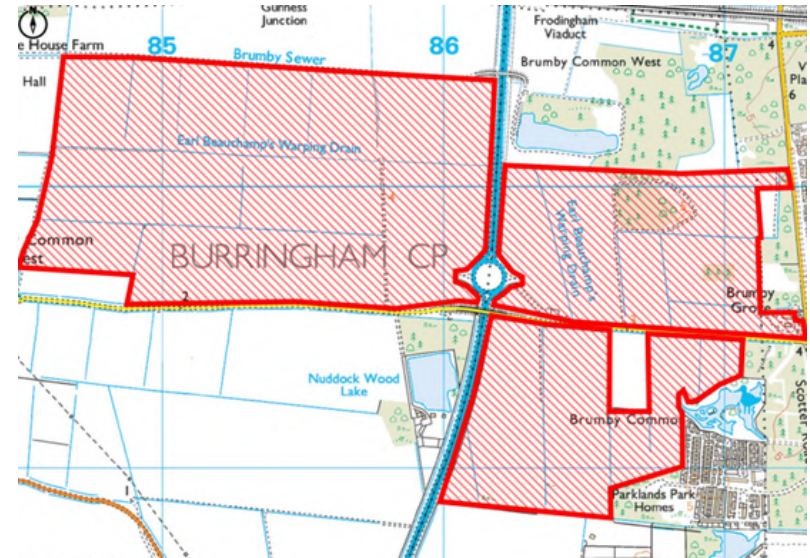
We are inviting offers for the whole of the land as well as individual parcels.

Viewings

By appointment with Watling Real Estate only.

Costs

Each party will be responsible for their own professional costs incurred in the transaction.



Note: The boundaries on the above plan are indicative only



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