

**1.14 ACRES (0.46 HECTARE) OF GRASSLAND  
BUTTERWICK ROAD, MESSINGHAM**

Tel: 01652 653669  
Website: [www.ddmagriculture.co.uk](http://www.ddmagriculture.co.uk)

## General Remarks and Stipulations

### Location

The land lies in open countryside, fronting Butterwick Road, on the western side of the village of Messingham. The market town of Brigg lies approximately eight miles to the east and the town of Scunthorpe lies approximately five miles to the north.

### Description

The land comprises an irregular shaped strip of grassland with some mature trees and shrubbery. The land could be suitable for either grazing, amenity uses or environmental purposes. The total area extends to approximately 1.14 acres (0.46 hectare) and it is registered under HM Land Registry with the OS Area forming part of Title Number HS363607.

### Tenure and Possession

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

### Services

There is mains water to the field.

### Value Added Tax (VAT)

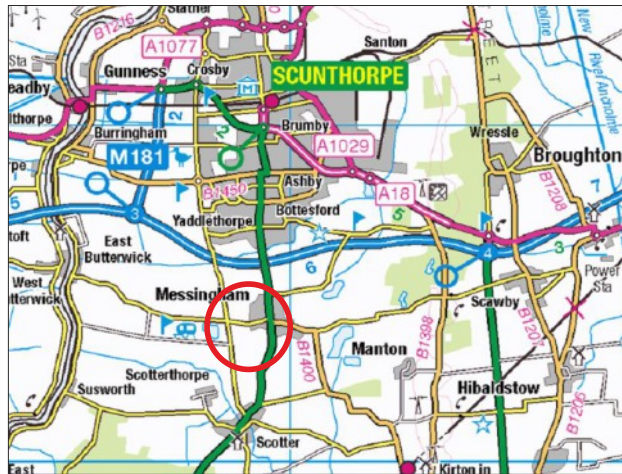
The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

### Easements, Wayleaves and Rights of Way

The property 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 being in possession of a set of these particulars.



### Method of Sale

The land is offered for sale as a **whole by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "Land at Messingham Tender".
6. Submitted not later than **12 noon on Friday 24 May 2024**.

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.

Interested parties are invited to speak to Cecilie Lister on 07733 706292 or the Selling Agents' offices on (01652) 653669 to discuss their interest.

#### Important Notice

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

(i) These particulars have been prepared in good faith to give a fair overall view of the property, 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.

(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 property.

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

Ref: CL/SJP/BR-24/073  
Date: 10 April 2024



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### Selling Agents

DDM Agriculture

Eastfield, Albert Street, BRIGG, DN20 8HS

Tel: 01652 653669 E-mail: [cecilie.lister@ddmagriculture.co.uk](mailto:cecilie.lister@ddmagriculture.co.uk)

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JH Pickup & Co

&

Townend  
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