

DDM

AGRICULTURE

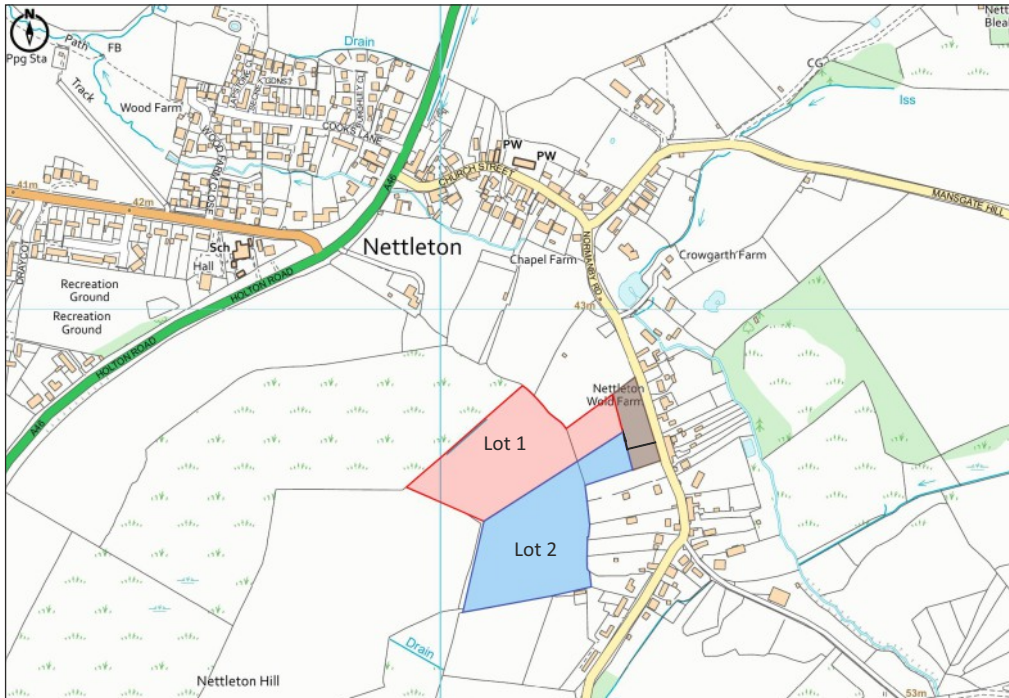
NETTLETON LINCOLNSHIRE

(Caistor 1.5 miles, Market Rasen 8 miles, Brigg 11 miles)

12.04 ACRES

(4.87 Hectares) or thereabouts

GRASSLAND



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

CLOSING DATE: 12 NOON FRIDAY 02 AUGUST 2024

GUIDE PRICE:- £65,000.00 PER LOT

FREEHOLD WITH VACANT POSSESSION

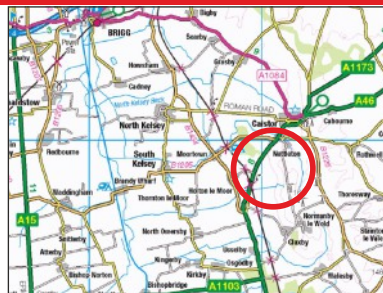
Solicitors

Hetts Johnson Whiting
11 Bigby Street
BRIGG
DN20 8EP

Tel: 07340 795628

Ref: Steven Warne

E-mail: sw@hjw.legal



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

Ref: Cecilie Lister

E-mail: cecilie.lister@ddmagriculture.co.uk

incorporating

JH Pickup & Co

&

**Townend
Clegg**
AGRICULTURE

General Remarks and Stipulations

Location

The land is situated to the west of Normanby Road, within the village of Nettleton, in the West Lindsey District of Lincolnshire. The market town of Caistor lies less than two miles to the north, the market town of Market Rasen lies approximately eight miles to the south and the market town of Brigg sits approximately eleven miles to the north-west.

Description

The land comprises an irregular shaped useful parcel of permanent grassland measuring approximately 12.04 acres, which could easily be split into two 6.02 acre paddocks. Access is directly from Normanby Road via a double gateway. The land is in an Area of Outstanding Natural Beauty (AONB). The land is currently used for growing hay, but it would also be suitable for horse grazing (subject to obtaining planning). The land is registered on HM Land Registry under Title Number LL108009.

Tenure & Possession

The land for sale freehold and with the benefit of vacant possession.

Access

A right of access is to be retained from Normanby Road across the retained land (shown shaded brown on the Site Plan) to any Purchaser(s) of either Lot.

Services

There is a water supply to the land.

Nitrate Vulnerable Zone (NVZ)

The land lies within a designated Nitrate Vulnerable Zone. For further details, visit:-

www.gov.uk/government/collections/nitrate-vulnerable-zones

Easements, Wayleaves & Rights of Way

There is a wayleave in favour of Northern Powergrid in respect of overhead lines and poles crossing the land. The land is sold subject to all other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

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 be subsequently payable.

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 or in two Lots 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 "**12.04 Acres, Nettleton Tender**".
6. Submitted no later than **12 noon on Friday 02 August 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.



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