



FOR SALE
14.60 ACRES (5.91 HECTARES) OF GRASSLAND
BIGBY, NORTH LINCOLNSHIRE



BIGBY LINCOLNSHIRE

(Brigg 4 miles, Scunthorpe 12 miles)

14.60 ACRES (5.91 HECTARES)

or thereabouts

GRASSLAND FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON 29 JULY 2022

GUIDE PRICE: £135,000.00

Location

The land is situated on Bigby Hill, in between the villages of Bigby and Somerby, on the edge of the Lincolnshire Wolds. The land is also 4 miles to the east of Brigg and 2 miles south of Barnetby Wold.

Description

The land comprises permanent grassland extending to a total of 14.60 acres (5.91 hectares) or thereabouts and includes a mature broadleaf woodland of approximately 0.97 acre running through the land, which divides the grassland into two parcels. The land can be accessed via a farm gateway and 'kissing gate' on Bigby Hill. There is a public right of way ('Viking Way') accessed through this gateway and continues along from the north of the field to the south. The land is partly stock fenced and partly hedged.

The land is classified as being both Grade 3 and 4 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the 'Upton 1' and as suitable for 'permanent grassland, rough grazing and woodland on scarps; cereals and short term grassland on gentle slopes; recreation.'

Tenure and Possession

The property is offered for sale freehold with the benefit of vacant possession on completion.

Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for dilapidations or any other deductions of any kind.



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Planning

A Permitted Development Application, under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) has been granted by West Lindsey District Council (16 December 2021) for erection of an agricultural storage building on the land. Planning Application Reference 143143. The buildings measures 9m x 18m and 6m to the eaves.

Further information is available online from the Selling Agents, DDM Agriculture, upon request.

Basic Payment Scheme

All of the land is registered on the Rural Payments Agency Rural Land Register and has been used to activate entitlements under the Basic Payment Scheme.

It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration.

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Easements, Wayleaves & Rights of Way

The land is sold subject to all 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 subsequently be payable

Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these particulars.

Method of Sale

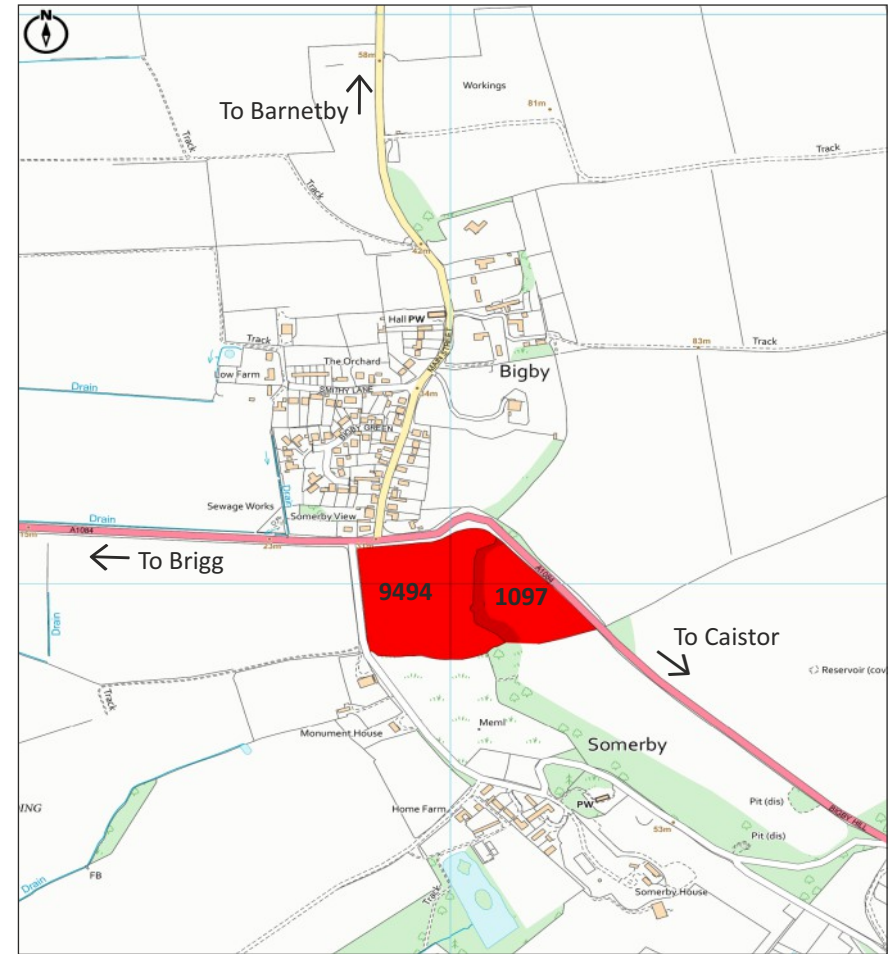
The land is offered for sale as a **whole by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed form, available from the Selling Agents in accordance with the following:-

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.
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 "**14.60 Acres, Grassland at Bigby**".
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with Anti-Money Laundering legislation.
7. Submitted not later than **12 noon Friday 29 July 2022**.

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.



14.60 acres (5.91 hectares) Bigby, Lincolnshire



Important Notice

DDM Agriculture and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and DDM Agriculture have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

