

DDM

AGRICULTURE

GOXHILL

NORTH LINCOLNSHIRE

(Barton-upon-Humber 4 miles, Humber Bridge 7 miles)

15.32 ACRES

(6.20 Hectares) or thereabouts

VERSATILE GRASSLAND



FOR SALE AS A WHOLE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 24 JANUARY 2025

FREEHOLD WITH VACANT POSSESSION

GUIDE PRICE: £195,000

Solicitors

Mason Baggott & Garton
25 Bigby Street
BRIGG
DN20 8ED

Tel: 01652 654111

Email: receptionb@lawlincs.co.uk



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 north-eastern side of the popular village of Goxhill, within the county of North Lincolnshire. It is accessed directly from Horsegate Field Road via a gated entrance. The market town of Barton-upon-Humber lies approximately 7 miles to the west of the land and the market town of Brigg lies approximately 14 miles to the south-west.

Description

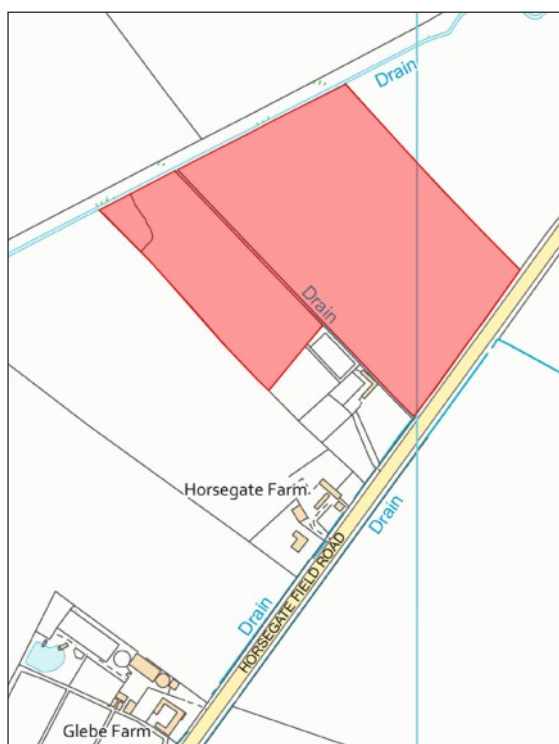
The land comprises two level fields, extending to 15.32 acres (6.20 hectares), or thereabouts. The fields are currently laid to grass and utilised for horse grazing, but they were arable fields prior to this, meaning it is versatile land. The land is bordered with mature hedges and trees and temporary horse fencing, which was erected by the current tenant. Both fields are registered on the HM Land Registry, the smaller being under Title number HS319070 and the larger field Title number is HS304857.

Tenure & Possession

The land has been let out under a grazing licence, however, it is being sold freehold with the benefit of vacant possession upon completion.

Wayleaves, Easements & Rights of Way

The field registered under Title number HS319070 can only be accessed via the field registered under Title number HS304857, which is accessible directly from Horsegate Field Road.



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.

The land is sold subject to any other 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.

Outgoings

North East Lindsey Internal Drainage Board
2024/2025 annual rate payable: £9.29

VAT

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

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

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 "**15.32 Acres, Goxhill Tender**".
6. Submitted not later than **12 noon on Friday 24 January 2025**.

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.