

BARROW HAVEN

NORTH LINCOLNSHIRE

(Barton upon Humber 3.5 miles, Humber Bridge 5 miles)

2.15 ACRES

(0.87 Hectares) or thereabouts

VERSATILE/EQUESTRIAN GRASSLAND



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 20 FEBRUARY 2026
GUIDE PRICE:- £35,000.00
FREEHOLD WITH VACANT POSSESSION

Solicitors

BG Solicitors
Lauriston House, Town Hall Square,
GRIMSBY, DN31 1JB

Tel: 01472 240251
Ref: Michaela Richardson
E-mail: michaela.richardson@bgsolicitors.com



Selling Agents

DDM Agriculture
Eastfield, Albert Street,
BRIGG, DN20 8HS

Tel: 01652 653669
Ref: Cecilie Lister
E-mail: cecilie.lister@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is situated to the north of West Hann Lane on the south-eastern outskirts of the hamlet and small port known as Barrow Haven, within the county of North Lincolnshire. The town and civil parish of Barton-upon-Humber is situated approximately 3.5 miles to the west and the Humber Bridge is situated approximately 5 miles to the north-west of the land.

Description

The land is registered with HM Land Registry, under the Title number HS172321 and equates to a total area of approximately 2.15 acres (0.87 hectare). The land comprises three grass paddocks, segregated by timber post and rail fencing, with a gravelled entrance and access down the eastern boundary. There is also a poly tunnel situated on the northern end of the land. The boundaries consist of mature hedges and trees.

Planning for stables and a tack room/feed store was granted in 2017.

Services

There is a bore hole on the land, located in the south-west corner.

Outgoings

North East Lindsey Internal Drainage Board

Annual drainage rates payable: £5.43.

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.

Tenure & Possession

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

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.

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.

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 in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of Buyer(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 Barrow Haven**".
6. Submitted not later than **12 noon on Friday 20 February 2026**.

Escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to Cecilia Lister 07733 706292 of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.

