

DDM

AGRICULTURE

HIBALDSTOW NORTH LINCOLNSHIRE

(Brigg 4 miles, Scunthorpe 9 miles)

4.04 ACRES

(1.64 Hectares) or thereabouts

GRASSLAND/PONY Paddock/AMENITY LAND

(subject to obtaining planning permission)

POSSIBLE LONG TERM DEVELOPMENT POTENTIAL



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 20 SEPTEMBER 2024

GUIDE PRICE: £50,000.00

FREEHOLD WITH VACANT POSSESSION

Solicitors

Hetts Johnson Whiting
11 Bigby Street
BRIGG
DN20 8EP
Tel: 01652 321006
Ref: Steven Warne
E-mail: sw@hjlw.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 detailed for sale offers the opportunity to acquire a strategically located parcel of amenity land, within the desirable village of Hibaldstow, in the county of North Lincolnshire. The market town of Brigg lies approximately four miles to the north east of the land and the town of Scunthorpe sits approximately nine miles to the north-west.

Description

The land comprises a level, rectangular-shaped grass field extending to 4.04 acres (1.64 hectares) or thereabouts, which is partially stock-fenced and surrounded by mature hedges and trees. The paddock is accessed via Pelham View and is registered with HM Land Registry under the title number HS307103.

The land is classified as being Grade 2 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 "Aberford" association with their characteristics described as "shallow, locally brashy, well drained calcareous, fine loamy soils over limestone" and as suitable for "cereals with some sugar beet & potatoes; limited permanent grassland".

Tenure & Possession

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

Services

There are no services connected to the land. Prospective Purchaser(s) should make their own enquiries regarding connections.

Development Clause

The land is offered for sale subject to a development clause whereby 40% of any uplift in value (resulting from an alternative use) in excess of the existing value, is reserved to the current owner for a period of 30 years, commencing from the date of completion.

Easements, Wayleaves & 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.

Outgoings

Ancholme Internal Drainage Board
2023/2024 Annual Payment - £10.85

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.

Nitrate Vulnerable Zone (NVZ)

All of the land lies within a designated Nitrate Vulnerable Zone.

Viewing

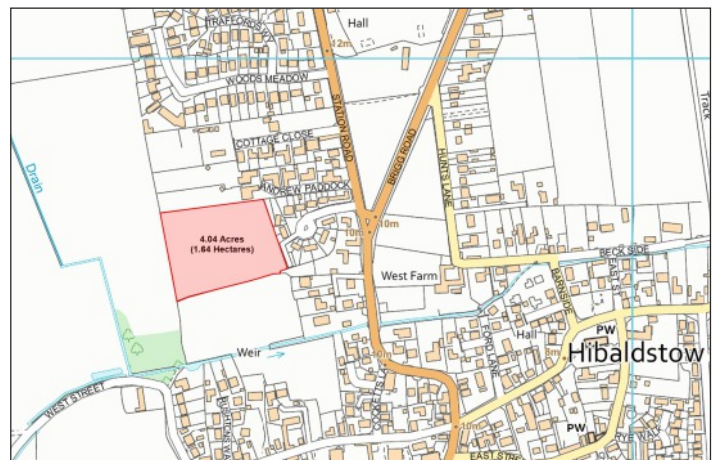
The land may be viewed at any reasonable time during daylight hours and being in possession of a set of these particulars.

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 Hibaldstow Tender**".
6. Submitted not later than **12 noon on Friday 20 September 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 Vendors of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, 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, planning 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 land.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: CL/SJP/BR-24/057

Date: 02 August 2024