

# DDM

AGRICULTURE

## GOXHILL

### NORTH LINCOLNSHIRE

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

# 4.26 ACRES

(1.72 Hectares) or thereabouts

## GRASSLAND/PONY Paddock/AMENITY LAND

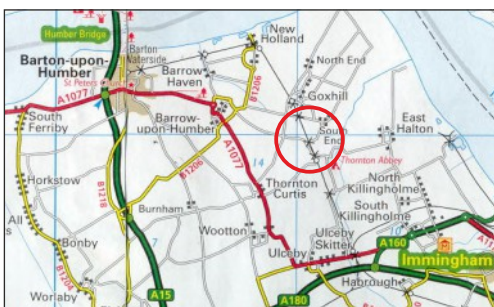
(Subject to Obtaining Planning Permission)



**FOR SALE BY INFORMAL TENDER**

**CLOSING DATE: 12 NOON FRIDAY 18 OCTOBER 2024**

**FREEHOLD WITH VACANT POSSESSION**



**Selling Agents**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS

**Tel: 01652 653669**

Ref: Cecilie Lister

E-mail: [cecilie.lister@ddmagriculture.co.uk](mailto:cecilie.lister@ddmagriculture.co.uk)

incorporating

**JH Pickup & Co**

&

**Townend  
Clegg**  
AGRICULTURE

## General Remarks and Stipulations

### Location

The land offers the opportunity to acquire a mature grass paddock, situated on the outskirts of the village of Goxhill, within the county of North Lincolnshire. It is accessed directly from College Road via a gated entrance. The town of Barton-upon-Humber lies approximately four miles to the north-west of the land and the Humber Bridge approximately seven miles to the north west.

### Description

The land comprises a level grass field, extending to 4.26 acres (1.72 hectares), or thereabouts, which is bordered with mature hedges and trees and a drain along the western boundary. The field is registered with HM Land Registry under the title number Hs347416. There is also a derelict storage shed on the land.

### Tenure & Possession

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

### Wayleaves, Easements & Rights of Way

The land 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.

### Services

There is a water supply to the land located at the entrance to the field.

### Outgoings

North East Lindsey Internal Drainage Board  
2024/2025 Annual Payment: £8.68

### 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](http://www.gov.uk/government/collections/nitrate-vulnerable-zones)

### Viewing

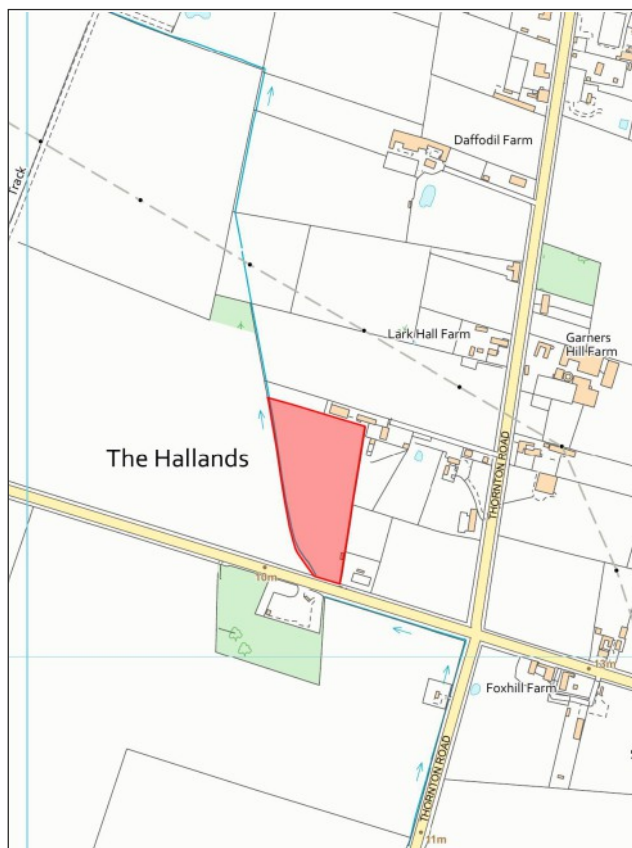
The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

### 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 "**4.26 Acres, Goxhill Tender**".
6. Submitted not later than **12 noon on Friday 18 October 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.