

GRASSLAND

TOWNSIDE, EAST HALTON

4.30 ACRES (1.74 HECTARES)
OR THEREABOUTS



FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 04 MARCH 2022
GUIDE PRICE - £120,000.00
FREEHOLD WITH VACANT POSSESSION

Solicitors

Bridge McFarland
26 Market Place
MARKET RASEN, LN8 3HL
Tel: 01673 843723
Ref: Jacob Odam
E-mail: info@bmcf.co.uk



Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Tori Heaton
E-mail: tori.heaton@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

The land is situated to the west of Townside in the village of East Halton. The town of Immingham lies approximately five miles to the south and the town of Barton upon Humber lies approximately nine miles to the north west.

Description

The land comprises a single irregularly-shaped grass field extending to 4.30 acres (1.74 hectares) or thereabouts, which is part fenced and part bounded by mature trees and hedges. The land benefits from its own independent access from the public highway.

Development Potential

The land benefits from road frontage which sits between existing residential developments within the village of East Halton and may offer future development potential. The Vendors have decided to sell the land un-encumbered and therefore the full benefit of any future development will pass to the Purchaser(s) of the land.

Planning

Interested parties are advised to make their own enquiries regarding the current status to North Lincolnshire Council.

Tenure & Possession

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

Value Added Tax

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

Wayleaves, Easements and Rights of Way

There is an easement held in favour of Cadent Gas Limited for a high pressure pipeline that crosses in a north to south direction on the western side of the field.

The land is sold subject to any other rights of way, reservation of minerals, water drainage, sporting rights, easements and wayleaves and all rights of way whether mentioned in these sale particulars or not.

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 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.
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, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "**Land at Townside, East Halton**".
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 on Friday 04 March 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.



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 tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.

(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.