

# DDM

## AGRICULTURE

# WINTERTON

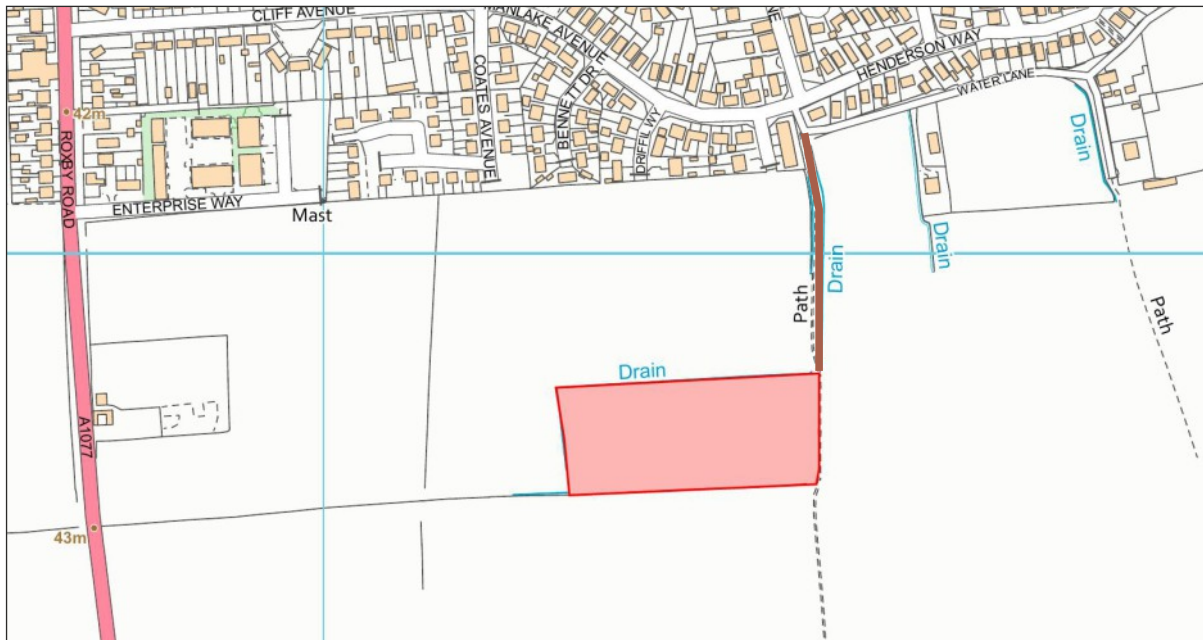
## NORTH LINCOLNSHIRE

(Scunthorpe 6 miles, Barton upon Humber 9 miles)

# 5.03 ACRES

(2.04 Hectares) or thereabouts

## GRADE 2 ARABLE LAND



**FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS**

**CLOSING DATE: 12 NOON FRIDAY 09 AUGUST 2024**

**GUIDE PRICE:- £50,000.00 - £75,000.00**

**FREEHOLD WITH VACANT POSSESSION**

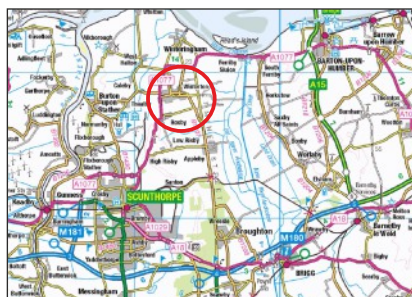
### Solicitors

BG Solicitors  
25a Northgate  
LOUTH  
LN11 0LT

**Tel: 01507 600610**

Ref: Andrea Park

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

incorporating

**JH Pickup & Co**

&

**Townend  
Clegg**  
AGRICULTURE

## General Remarks and Stipulations

### Location

The land is situated to the south of the town of Winterton, within North Lincolnshire. The town of Scunthorpe lies approximately 6 miles to the south and the market town of Barton-upon-Humber sits approximately 9 miles to the north-east.

### Description

The land is accessed via Water Lane and comprises a rectangular-shaped arable field, totalling approximately 5.03 acres (2.04 hectares). The land is classified as Grade 2 on Sheet 104 of the Agricultural Land Classification Maps of England and Wales, as historically published by the Ministry of Agriculture, Fisheries and Food. The land is registered with HM Land Registry under the title number HS404700.

### Tenure & Possession

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

### Easements, Wayleaves & Rights of Way

There is a public bridleway (no. 321) that extends along the access to the land marked brown on the Plan. The land is sold subject to all other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

### Lotting

The Vendor will consider selling the land in two parts. In the event this occurs a right of access will be retained over the first paddock providing access to the second paddock. Suggested lotting as per image. Prospective Purchaser(s) would be required to share the cost of the internal fencing if the land is sold in two Lots.

### Services

There are no services to the land.

### 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)

### 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.

### Method of sale

The land is offered for sale as a **whole or in two Lots 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 "**5.03 Acres, Winterton Tender**".
6. Submitted not later than **12 noon on Friday 09 August 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.