

DDM

AGRICULTURE

WINTERTON

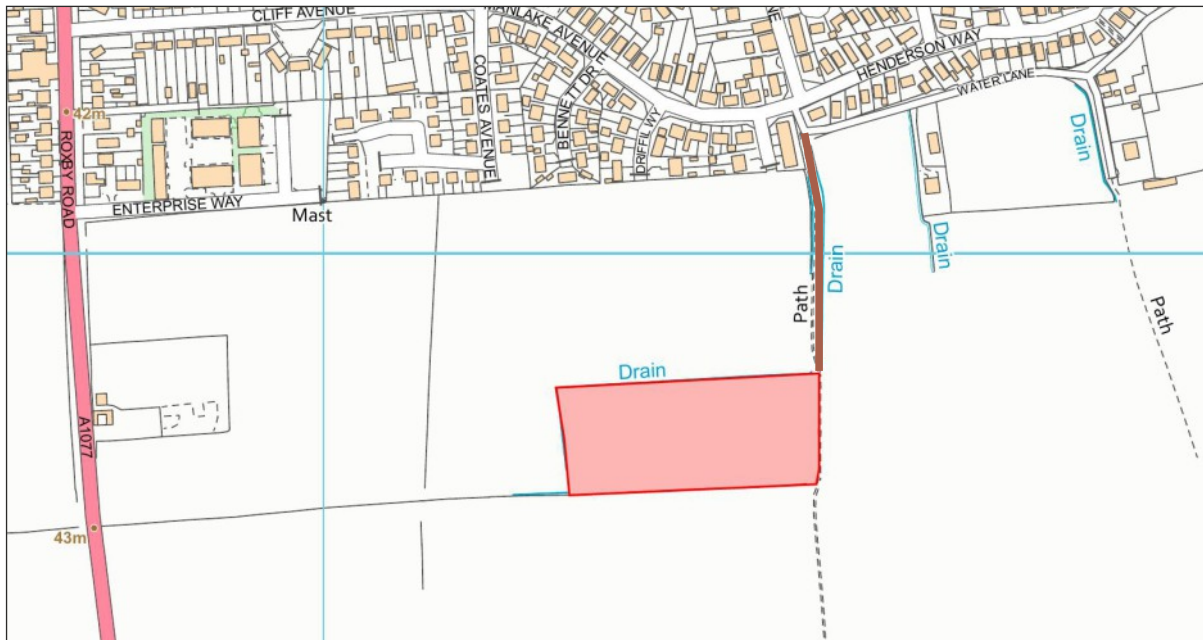
NORTH LINCOLNSHIRE

(Scunthorpe 6 miles, Barton upon Humber 9 miles)

5.03 ACRES

(2.04 Hectares) or thereabouts

GRADE 2 ARABLE LAND



FOR SALE BY PRIVATE TREATY
GUIDE PRICE:- £50,000.00 - £75,000.00

FREEHOLD WITH VACANT POSSESSION

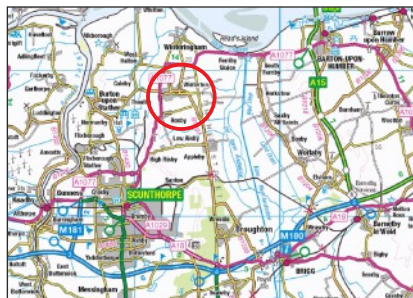
Solicitors

BG Solicitors
25a Northgate
LOUTH
LN11 0LT

Tel: 01507 600610

Ref: Andrea Park

E-mail: andrea.park@bgsolicitors.com



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 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

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 Private Treaty**. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.



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.