

# 57 MAIN STREET SAXBY ALL SAINTS, BRIGG, DN20 0PZ

(Brigg 6 miles, Barton upon Humber 4 miles, Humber Bridge 4 miles)



## A TWO BED COTTAGE RENOVATION AND REDEVELOPMENT PROJECT

FOR SALE BY INFORMAL TENDER

**CLOSING DATE: 12 NOON FRIDAY 10 DECEMBER 2021**

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

### Solicitors

Symes Bains Broome  
2 Park Square  
Laneham Street  
SCUNTHORPE, DN15 6JH

**Tel: 01724 281616**

Ref: Helen Barton  
E-mail: [helen.barton@sbblaw.com](mailto:helen.barton@sbblaw.com)



### Selling Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG  
DN20 8HS

**Tel: 01652 653669**

**DX: 24358 BRIGG**

Ref: Tori Heaton

E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Location

The property lies within the rural settlement of Saxby All Saints in North Lincolnshire. The market town of Brigg is situated six miles to the south and Barton upon Humber lies four miles to the north east. Saxby All Saints is one of the five 'low villages' that lie along the western escarpment of the Lincolnshire Wolds and is also within a Conservation Area. The Humber Bridge lies approximately 4 miles to the north east which provides for easy access onto the national motorway network.

### Description

The property offers a fantastic opportunity to acquire a detached two bedroom cottage with garage and traditional outbuildings to the rear, fronting on to Main Street and which sits within a plot size of approximately 0.37 acres extending to the rear. The property offers a superb opportunity to purchase a renovation and refurbishment project which could lend itself to an extension of the main dwelling, subject to obtaining planning permission.

### Planning

Saxby All Saints is in a Conservation Area and the property lies opposite two Listed buildings. The extension and any changes to the main roadside elevation of the existing cottage will likely require planning permission. Interested parties should make their own enquiries to North Lincolnshire Council, Tel: 01724 297000, [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

### Energy Performance Certificate

The property is EPC Band G.

### Tenure and Possession

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

### Restrictive Covenants

The property is sold subject to a restrictive covenant not to use any of the land or buildings for more than one private residential dwelling.

### Viewing

Viewing of the property is strictly by appointment with the Selling Agents on (01652) 653669.

### Method of Sale

The property 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 **"57 Main Street, Saxby All Saints"**. **Parties wishing to offer are required to complete the Tender Form available from the Selling Agents.**
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 10 December 2021**.

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.

(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.

Ref: TH/SJP/BR-21/152

Date: 26 October 2021