



MARTON, GAINSBOROUGH, LINCOLNSHIRE
7.46 ACRES (3.02 HECTARES)



MARTON, GAINSBOROUGH

LINCOLNSHIRE

GRASSLAND

7.46 ACRES (3.02 HECTARES)

or thereabouts

GUIDE PRICE £60,000.00

FOR SALE BY INFORMAL TENDER

CLOSING DATE:

12 NOON FRIDAY 11 JULY 2025

Introduction

DDM Agriculture is delighted to offer for sale 7.46 acres (3.02 hectares) of grassland situated in the county of Lincolnshire.

The land offers the opportunity to acquire productive grassland, or land for potential conservation measures, BNG, carbon offsetting amenity land or pony paddock land for those with equestrian interests.

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Cecilie Lister

E-mail: cecilie.lister@ddmagriculture.co.uk



General Remarks and Stipulations

Location

The grassland is situated off Littleborough Lane, to the west of the village and civil parish of Marton, within the county of Lincolnshire.

The town of Gainsborough is situated approximately six miles to the north and the city of Lincoln is situated approximately thirteen miles to the south east.

Description

A great opportunity to purchase a regular shaped grassland paddock, extending to approximately 7.46 acres (3.02 hectares). The grassland is partially stock fenced and surrounded by mature trees and hedges.

Access

The land is accessed via a right of way across the field to the north, from Littleborough Lane, as shown coloured brown on the site plan.

Tenure and Possession

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

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk

Environmental Stewardship

The land is not entered into any agri-environmental schemes.

Outgoings

Trent Valley Internal Drainage Board
2024/2025 drainage rates payable: £49.21

Viewing

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

Easements, Wayleaves & Rights of Way

Public Footpath ref: 'Mton/67/1' extends along the eastern boundary of the land.

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.

Sporting/Timber Rights/Minerals

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned.

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 subsequently be payable.



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 **"7.46 acres, Marton Tender"**.
6. Submitted not later than **12 noon on Friday 11 July 2025**.

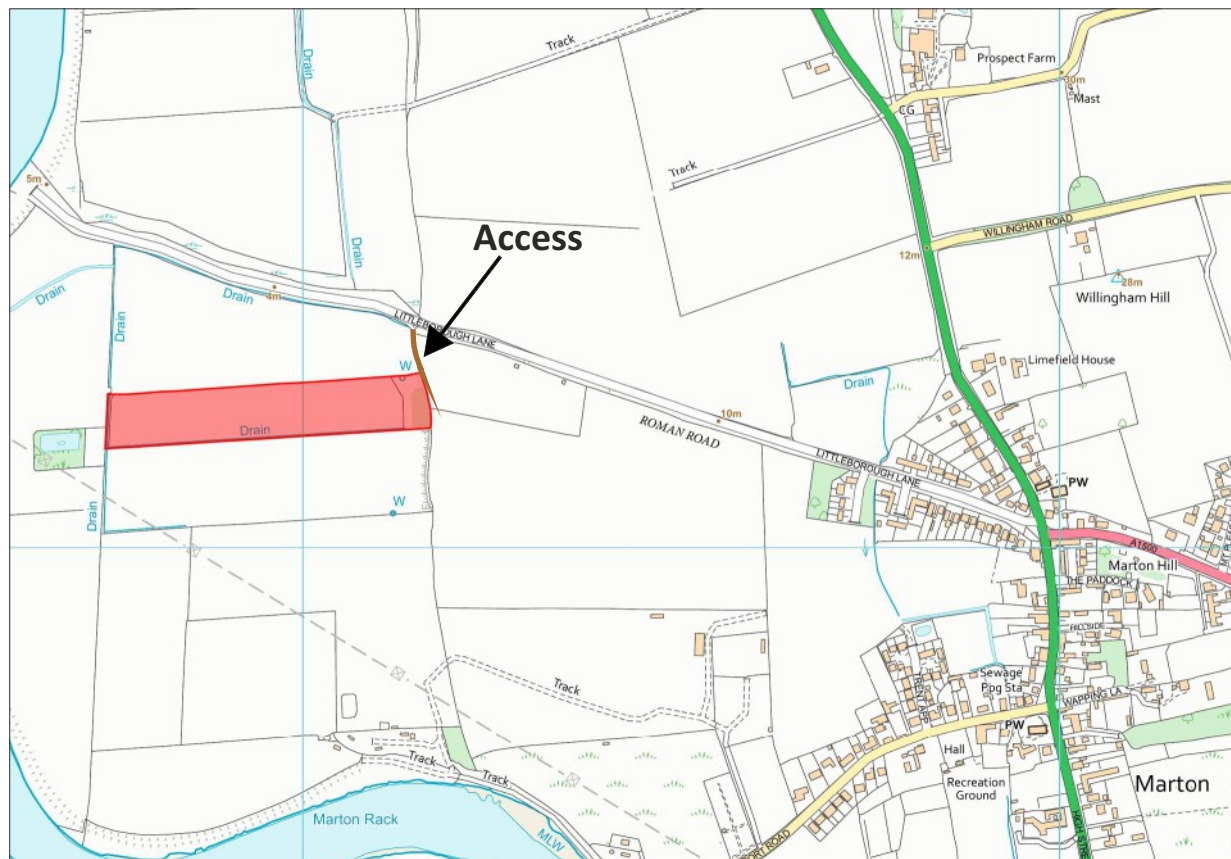
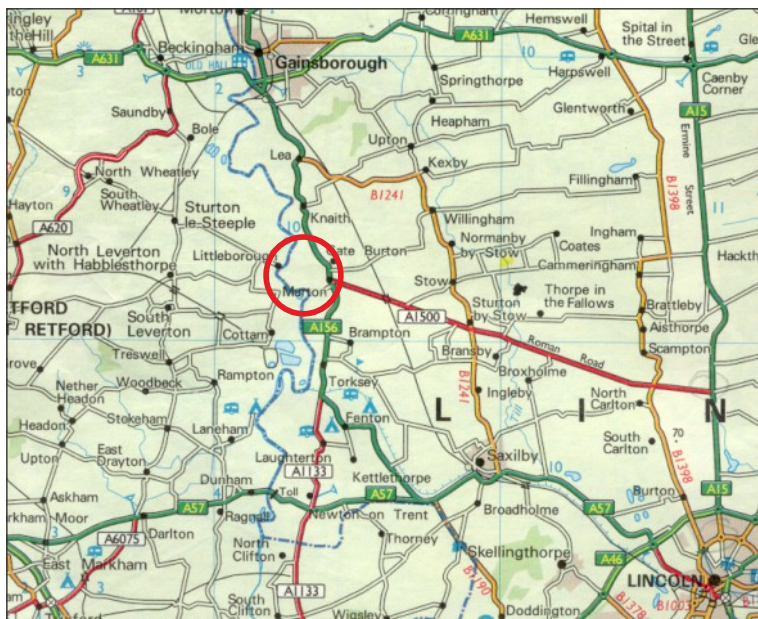
To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

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.

Location & Site Plan



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Ref: CL/EDW/BR-25/024

Date: 28 May 2025