

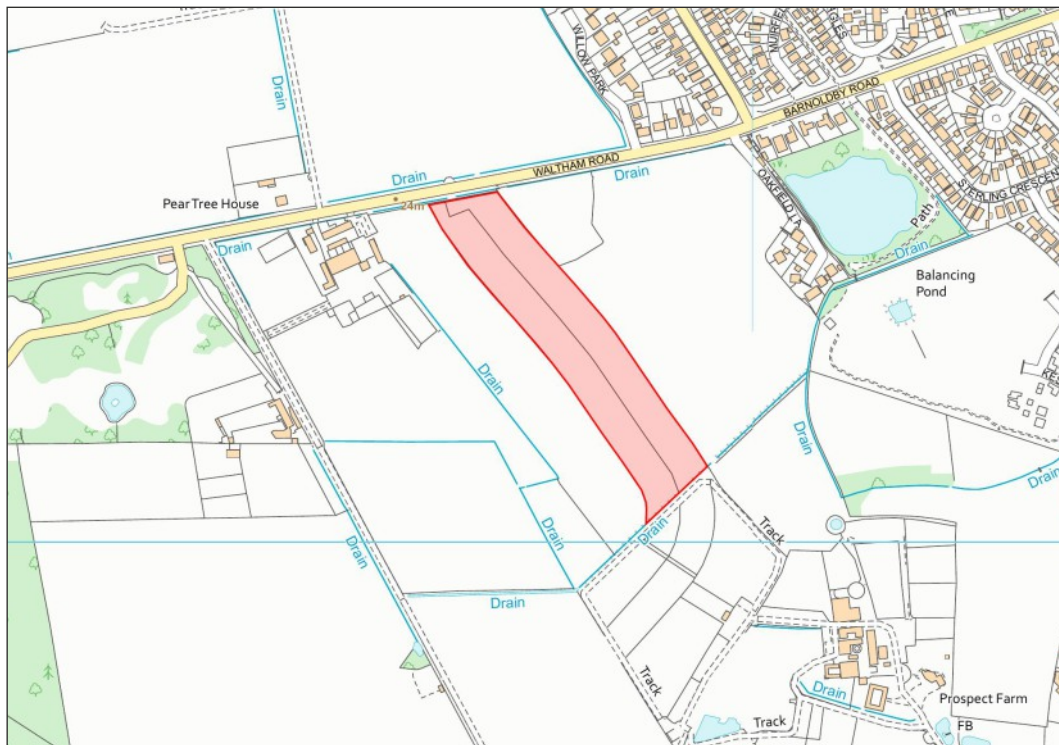
BARNOLDBY LE BECK NORTH EAST LINCOLNSHIRE

(Waltham 1 mile, Grimsby 6 miles)

8.57 ACRES

(3.47 Hectares) or thereabouts

GRASSLAND



FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE:- £90,000.00

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

David Harvey
Bridge McFarland
26 Market Place
MARKET RASEN, LN8 3HL
Tel: 01673 843723
Ref: David Harvey
E-mail: dxh@bmcfc.co.uk

Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Lucy Adamson
E-mail: lucy.adamson@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is located to the south of Waltham Road between the villages of Barnoldby le Beck and Waltham. The land is situated approximately four miles south east of the village of Laceby and approximately six miles south west from the Town of Grimsby.

Description

The land comprises approximately 8.57 acres (3.47 hectares) of grassland with the intended access being directly from Waltham Road, subject to planning consent being obtained from Highways. All offers will be subject to the required access being confirmed. The Vendor will consider splitting the field, subject to the other half being sold.

The land is classified as being Grade 3 on Sheet 105 of the Provisional Agricultural Land Classification Maps of England and Wales as historically produced by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the "Holderness" association with their characteristics described as "slowly permeable seasonally waterlogged fine loamy over clayey soils" and is suitable for "winter cereals; some short term grassland".

Easements, Wayleaves and Rights of Way

The property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, easements and wayleaves and all rights of access whether mentioned in these particulars or not. There is a 99 year Lease held in favour of Heron Wind and Optimus Wind Limited in respect of the Hornsea 1 & 2 Offshore Wind Farm Cables.

Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

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.

Viewing

The land may be viewed by prior appointment with the Selling Agents on (01652) 653669 or Lucy Adamson on 07443 437321.

Services/Fencing

There is no mains water connected to the field. Part of the land is currently fenced. The successful purchaser(s) will be required to fence the remainder of the field and be responsible for maintaining the fencing thereafter.

Method of Sale

The land is being offered for sale as a whole by Private Treaty. Interested parties are invited to register their interest as soon as possible. Interested parties are invited to speak to Tony Dale and Lucy Adamson of the Selling Agents on (01652) 653669 or 07443 437321 to discuss their interest.



Important Notice

DDM Agriculture for themselves and the Vendors of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, 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, planning 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 land.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: TD/BW/BR-22/188

Date: 26 April 2024