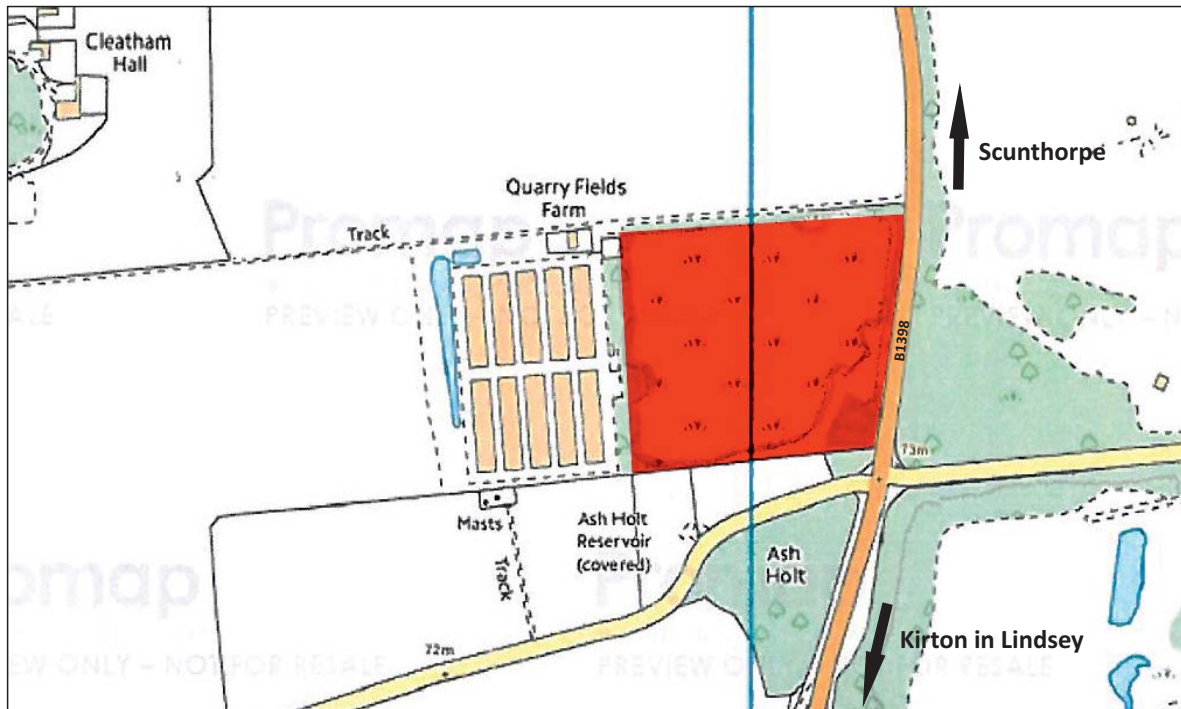


CLEATHAM QUARRY
NORTH CLIFF ROAD
KIRTON IN LINDSEY, GAINSBOROUGH, DN21 4NH
15.00 ACRES (6.05 HECTARES)



A DISUSED FORMER QUARRY
SUBJECT TO A HIGHER LEVEL STEWARDSHIP AGREEMENT AND BEING A
SITE OF SPECIAL SCIENTIFIC INTEREST

GUIDE PRICE REDUCED TO £38,000.00

FOR SALE BY PRIVATE TREATY
FREEHOLD WITH VACANT POSSESSION

Solicitors

BG Solicitors LLP
Lauriston House
Town Hill Square
GRIMSBY
DN31 1JB

Tel: 01472 240251
Fax: 01472 241728

Ref: William King
E-mail: william.king@bgsolicitors.com

Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
Dn20 8HS

Tel: 01652 653669
Fax: 01652 653311

DX24358 BRIGG
Ref: Andrew Houlden
E-mail: andrew.houlden@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The former quarry is situated to the north of the village of Kirton in Lindsey, within North Lincolnshire, approximately six miles south east of Scunthorpe and approximately six miles to the south west of the market town of Brigg. It has road frontage onto the B1398 North Cliff Road.

Description

The property comprises a site of a former quarry and extends to 15.00 acres (6.05 hectares) or thereabouts. This includes approximately 1.78 acres (0.72 hectare) of woodland on the southern side.

The site is currently used for grazing a limited number of livestock and is subject of a Higher Level Stewardship Agreement. It offers potential for amenity use which is sympathetic to the protected status as a Site of Special Scientific Interest (SSSI), subject to any necessary planning consent being obtained.

Town and Country Planning

Prospective Purchasers are advised to make their own enquiries to the planning department at North Lincolnshire Council on (01724) 297420 regarding any alternative uses that they maybe considering.

Higher Level Stewardship

The quarry is currently in a Higher Level Stewardship Scheme. This agreement started on 01 November 2011 and runs until 31 October 2021. There are further annual payments due amounting to £1,250.00 per annum, subject to compliance with the agreement to be paid for the remainder of the agreement. A copy of the agreement is available for inspection on request at our office. The Purchaser(s) will be required to comply with the terms of the Scheme, for the required period and indemnify the Vendor against any penalty or loss for non compliance.

Site of Special Scientific Interest

The whole of the property is a designated Site of Special Scientific Interest (SSSI).

Tenure & Possession

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

Easements and other Rights

The property is sold subject to and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned in these sale particulars.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

Services

None known. Interested parties should make their own enquiries to the relevant supply companies.

Local Authority

North Lincolnshire Council
Civic Centre
Ashby Road
Scunthorpe
DN16 1AB Telephone (01724) 297420

Outgoings

None known.

Viewing

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

Method of Sale

The property is offered for sale by private treaty. Interested parties are invited to discuss their interest with Andrew Houlden of the Selling Agents on (01652) 653669 or mobile 07970 126303.



Important Notice

DDM Agriculture for themselves and the Vendors 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, 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 property.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.