

Greenwood House & 6.81 Acres of Grassland

BEELSBY, GRIMSBY, DN37 0TW

GREENWOOD HOUSE

& 6.81 ACRES OF GRASSLAND

(2.77 Hectares), or thereabouts

BEELSBY, GRIMSBY

NORTH EAST LINCOLNSHIRE, DN37 0TW

(Grimsby 8 miles, Louth 14 miles)

FOR SALE BY AS A WHOLE OR IN TWO LOTS

BY PRIVATE TREATY

GUIDE PRICES:-

Lot 1 - £825,000

Lot 2 - £125,000

Location

Greenwood House and land are set in an elevated position within the desirable village of Beelsby, in North East Lincolnshire. The town of Grimsby lies approximately 8 miles to the north-east and the market town of Louth is approximately 14 miles to the south-east. The property is located within the Caistor Grammar School catchment area.

Agents

DDM Agriculture

Eastfield, Albert Street, BRIGG, DN20 8HS

Tel: 01652 653669

Ref: Cecilie Lister

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



LOT 1 - Greenwood House, Stables, Ménage & Woodland

Introduction

Built in circa 1850 for Reverend Greenwood of Beelsby Church, this impressive 6 bedroom, Victorian period, detached property has so much to offer.

Constructed of red brick, under a slate roof, with part UPVC and part timber framed windows and doors. The accommodation comprises; a main kitchen and secondary kitchen, office, dining room, living room, a further reception room and a bar/snooker room. There are two sets of staircases leading to the first floor, which consist of five double bedrooms, two bathrooms, a W.C. and a sixth bedroom on the second floor.

Outside

The Property boasts a range of useful outbuildings; one formerly used as two stables and a tack room and the other is a former butchery and smoke house.

Greenwood House is surrounded by mature, enclosed gardens and it is fenced with a gated entrance and driveway. The site extends to approximately 3.06 acres (1.238 hectares) or thereabouts. Lot 1 is shown outlined in red on the site plan within these sale particulars.

Services

The Property benefits from a modern Klargester sewage treatment plant and it has recently been subject to grant funding (none repayable) to internally insulate, install an air-source heat pump and to install a 8kw solar array. It has a mains water and electricity supply.

Energy Performance Certificate (EPC)

The EPC rating is "C".

Outgoings

North East Lincolnshire Council Tax Band: 'H'

Council Tax charge payable 2025/2026 - £4,698.14



LOT 1 - Greenwood House, Stables, Ménage & Woodland



LOT 1 - Greenwood House, Stables, Ménage & Woodland



LOT 2 - 6.81 Acres of Grassland & Woodland

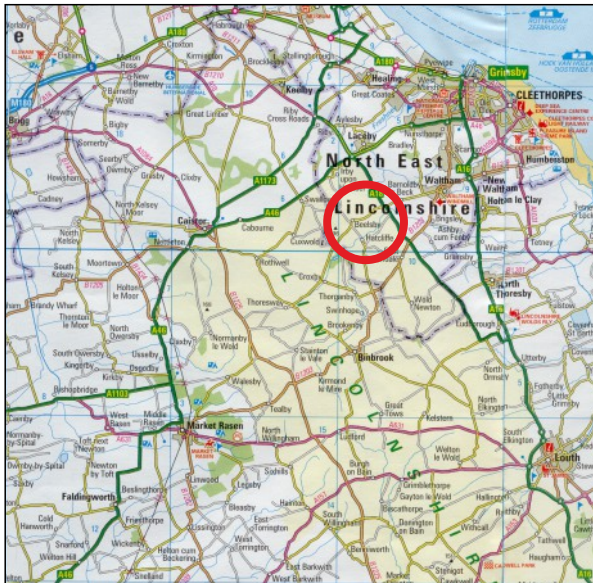
The Land

The land extends to approximately 6.81 acres (2.756 hectares), or thereabouts, and consists mainly of grassland, with some woodland. The paddock is secured by metal sheep wire fencing and is accessed via a gateway.

Lot 2 is shown outlined in blue on the site plan within these sale particulars.

Services

There is a water supply to the grass field.



General Remarks and Stipulations

Wayleaves, Easements and Rights of Way

The Property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

Fixtures & Fittings

Those items mentioned in these particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded.

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.

Tenure & Possession

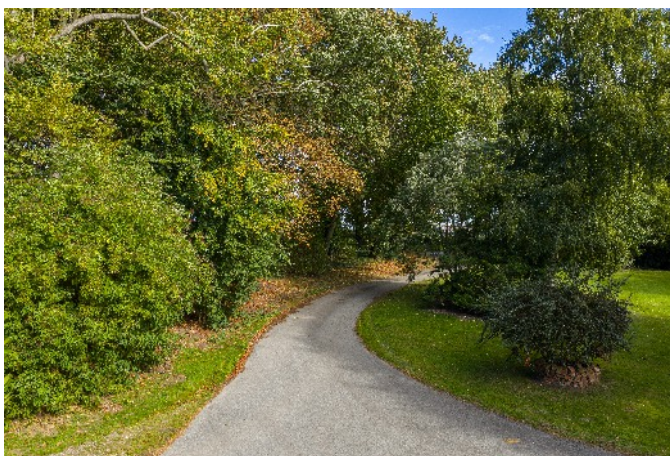
The property is for sale freehold with vacant possession. **Lot 2 (6.81 acres) is offered for sale in conjunction with Lot 1 (Greenwood House), only in the event that an acceptable offer has been accepted on Lot 1 and not in isolation.** The Seller does not undertake to accept the highest, or indeed any offer.

Viewing

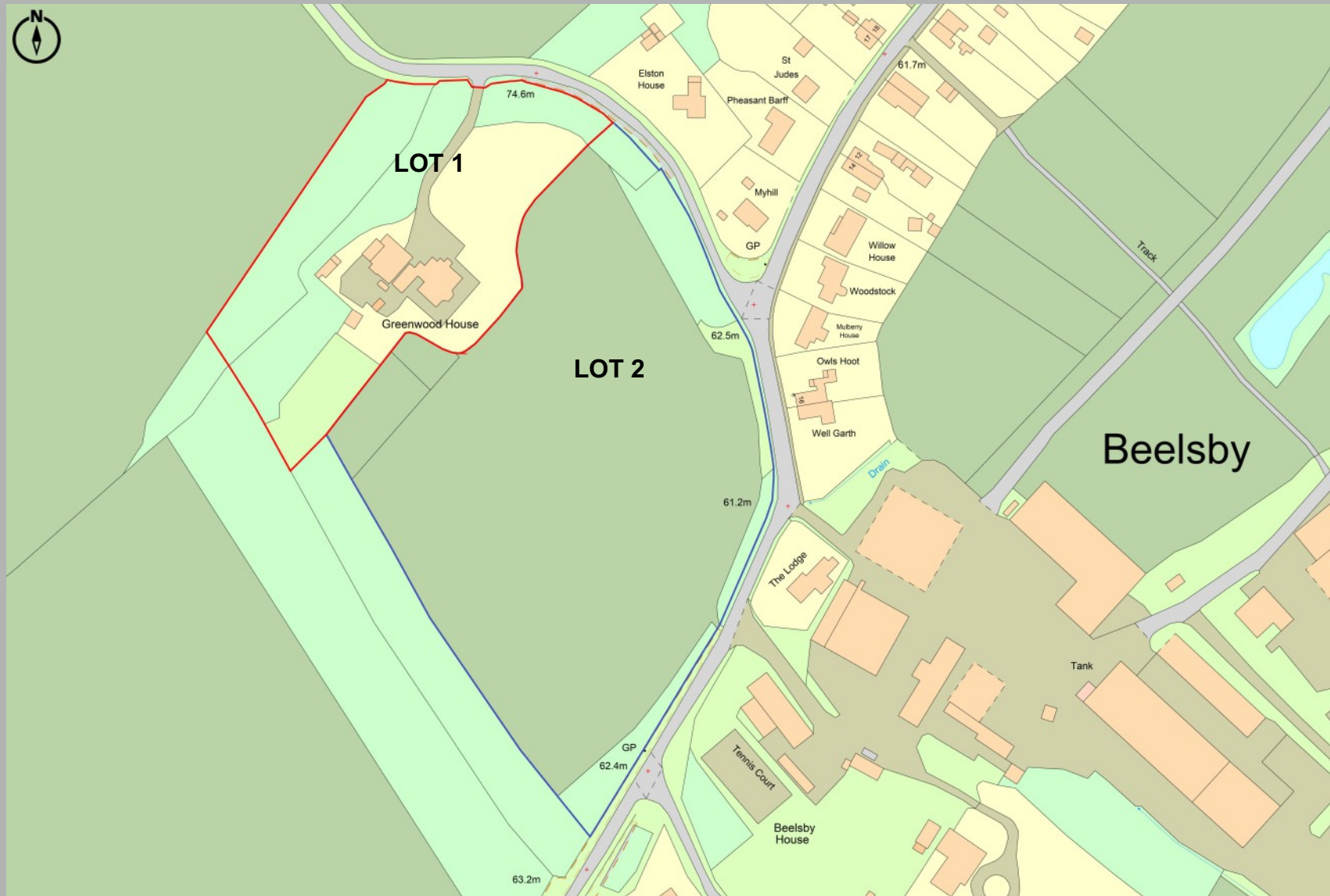
Viewing is strictly by prior appointment with the Selling Agents on 01652 653669.

Method of Sale

The property is offered for sale by Private Treaty (private negotiation). Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.



Location & Site Plan



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.

Ref: CL/SJP/BR-25/046
Date: 15 October 2025

