

DDM

AGRICULTURE

BARNETBY-LE-WOLD

NORTH LINCOLNSHIRE

(Brigg 5 miles, Barton upon Humber 9 miles)

0.48 ACRE

(0.19 Hectares) or thereabouts

GRASSLAND



FOR SALE BY PRIVATE TREATY

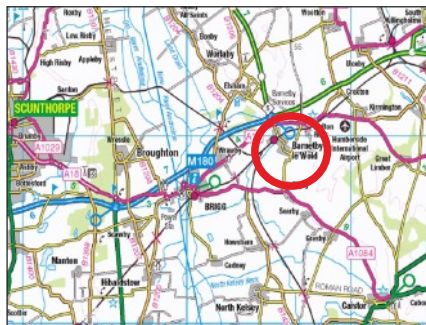
GUIDE PRICE:- £25,000.00

FREEHOLD WITH VACANT POSSESSION UPON COMPLETION

Solicitors

Hetts Johnson Whiting
11 Bigby Street
BRIGG
DN20 8EP
Tel: 01652 655101

Ref: Steve Warne
E-mail: sw@hjw.legal



Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

DX: 24358 BRIGG

Ref: Cecilie Lister

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

General Remarks and Stipulations

Location

The land is accessed off St Barnabas Road, on the eastern side of the village of Barnetby-le-Wold. The market town of Brigg lies approximately five miles to the south west and the historic town of Barton upon Humber lies approximately nine miles to the north.

The direct access is between No. 77 and No. 81 St Barnabas Road, Barnetby-le-Wold via a right of way.

Description

The land comprises a long, rectangular strip of grassland with several wooden, multi-purpose sheds. The land is also surrounded by stock proof fencing and secured with gates. The total area extends to approximately 0.48 acre (0.19 hectare) and it is registered under HM Land Registry with the Title No. Hs358860.

The land is suitable for either grazing or amenity uses.

Tenure and Possession

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

Services

There are no services to the land.

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.



Easements, Wayleaves and Rights of Way

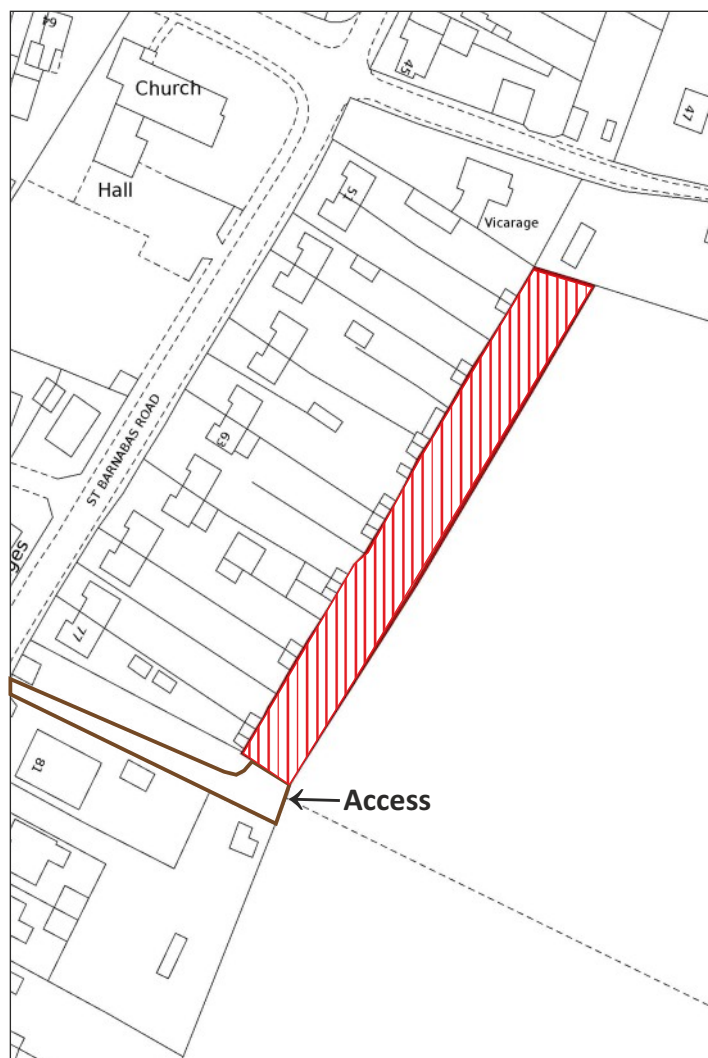
The property is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Viewing

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

Method of Sale

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



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 including BPS 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.