

PARKLAND, Stallingborough Road, Healing, Grimsby
24.55 Acres (9.94 Hectares) or thereabouts
FOR SALE BY PRIVATE TREATY

Tel: 01652 653669
Website: www.ddmagriculture.co.uk
(plan for illustration purposes only)

Location

The land is situated in Healing to the south of Stallingborough Road, approximately two miles south east of Stallingborough and four miles north west of the port town of Grimsby, in the County of North East Lincolnshire.

Description

The parkland extends to approximately 24.55 acres (9.94 hectares) or thereabouts and offers a fantastic opportunity to acquire the former parkland adjoining Healing Manor. Access to the parkland is off Stallingborough Road, across land owned by Healing Manor Hotel. Further information is available at the office of the Selling Agents.

The land is classified as being Grade 3 on Sheet 105 of the Provisional Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food. The Soil Survey of England and Wales identifies the soils as being from the "Holderness" association with their characteristics described as "fine loamy soils narrow strips of clayey alluvial soils" and as suitable for "cereals and some short term grassland", which is typical for the area.

Tree Preservation Order

There are numerous mature trees in the parkland that are registered under a Tree Preservation Order. Further information is available at the office of the Selling Agents.

Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions of any kind.

Restrictive Covenants

The land is subject to Restrictive Covenants regarding access and useage. Further information is available at the office of the Selling Agents.

General Remarks and Stipulations

Tenure and Possession

The land is owned freehold and 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.

Easements, Wayleaves and Rights of Ways

There is a footpath running through the land from Stallingborough Road from the north to the south. The land is sold subject to any other rights of ways, reservations 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 in possession of a set of these particulars, strictly upon having notified the Selling Agents first.

Method of Sale

The land is offered for sale as a whole by Private Treaty. Interested parties are invited to speak to Tom Norman of the Selling Agents on 07920 232135 or contact the office on (01652) 653669 to discuss their interest.



Important Notice

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Selling Agents

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