

STABLES & PADDOCK LAND

**3.78 ACRES AND STABLES AT WEST STREET, HIBALDSTOW
BRIGG, NORTH LINCOLNSHIRE**



West Street Stables offers a superb opportunity to acquire a small holding/equestrian establishment, comprising outbuildings and stables, together with land. The buildings could lend themselves to conversion/development, subject to planning.

- **TOTAL SITE AREA APPROXIMATELY 3.78 ACRES (1.53 HECTARES)**
- **YARD, STABLES AND LAND**
- **POTENTIAL RESIDENTIAL BUILDING PLOT (SUBJECT TO OBTAINING PLANNING PERMISSION)**

FOR SALE BY PRIVATE TREATY

GUIDE PRICE - £250,000.00

FREEHOLD WITH VACANT POSSESSION

Solicitors

Symes Bains Broomer
2 Laneham Street
SCUNTHORPE, DN15 6JH
Tel: 01724 281616
Fax: 01724 280678
Ref: Rodger Price
E-mail: rodger.price@sbblaw.com

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Fax: 01652 653311
Ref: Tori Heaton
E-mail: tori.heaton@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

West Street is situated on the western periphery of the village of Hibaldstow. The village amenities include a highly regarded GP dispensary practice, a junior school, two local shops, along with a hairdressers and public house. Junction 4 of the M180 lies approximately three miles to the north of the property which provides for easy access on to the national motorway network.

Description

The total site extends to approximately 3.78 acres (1.53 hectares), or thereabouts, of grassland which is divided into a number of grass paddocks (3.24 acres), along with a range of breeze block lean-to buildings, principally used as stables.

Development Potential

The property will be sold subject to an overage clause stating that if planning consent is granted for any more than one private dwelling on any part of the land in the next 30 years the Vendors will be entitled to receive 30% of the increase in value. This clause will be triggered on implementation of the planning consent.

Planning

Interested parties are advised to make their own enquiries regarding the current status to North Lincolnshire Council.

Tenure & Possession

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

Services

The property has mains water supply connected.

Valve Added Tax

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

Viewing

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

Access

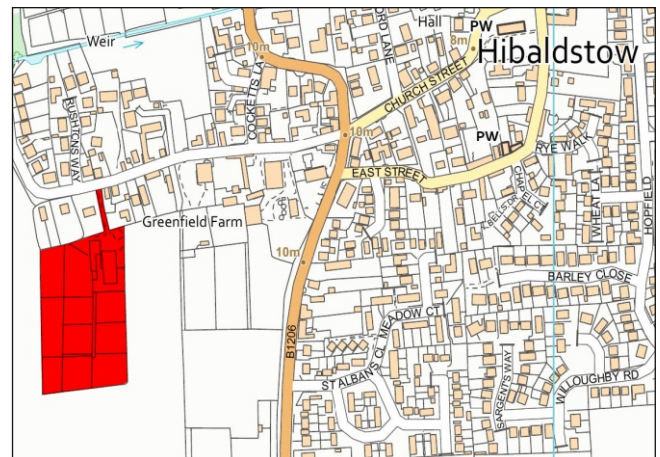
Access to the property from West Street along the track forms part of the Title. It is understood that there is a right of access granted to two dwellings over the track at all times for all purposes.

Local Authority

North Lincolnshire Council
Church Square House
30-40 High Street
SCUNTHORPE, DN15 6NL
Telephone: 01724 29700

Method of sale

The property is being offered for sale by Private Treaty. Interested parties are invited to speak to Tori Heaton (07970 126304) of the Selling Agents, 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 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.