



GRASSLAND AND WOODLAND AT GUNNESS

Scunthorpe, Lincolnshire

Grassland: 0.98 hectares (2.43 acres)

Woodland: 6.71 hectares (16.59 acres)

BROWN & CO JH Walter

LAND AT GUNNESS

**0.98 hectares (2.43 acres) of Grassland and
6.71 hectares (16.59 acres) of Woodland**

**For sale in 2 Lots or as a Whole
Guide Price for the Whole £165,000
For Sale by Informal Tender
Deadline 12 noon Friday 9th August 2024**

DESCRIPTION

The land is offered for sale as a whole or in two individual lots by Informal Tender.

The property comprises a single grass paddock and a block of woodland.

LOCATION

The land is located west of the town of Scunthorpe, close to the village of Gunness. The M181 motorway and the River Trent are in close proximity.

TENURE AND POSSESSION

The land is being sold freehold, with vacant possession upon completion, and subject to any holdover, rights and easements as described in these particulars.

SERVICES

There are no services connected with the land.

LOT 1 – 0.98 HECTARES (2.43 ACRES) OF GRASSLAND

Lot 1 comprises a single grass field suitable for livestock or equine grazing. The parcel is laid to permanent pasture and has a boundary comprising sections of post and rail and post and wire fencing.

With soil from the Romney soil association, the Grade I land is characterised by deep, stoneless silt soils and provides a rare opportunity to acquire a highly productive grassland paddock in the locality.

Access can be taken directly from Station Road (B1450) via a field gate.

There is a drainage ditch and existing fence between the shared boundary of Lot 1 and Lot 2.

Guide price: £45,000



Produced on Mar 12, 2024.
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Not to scale.



LOT 2 – 6.71 HECTARES (16.59 ACRES) OF WOODLAND

Lot 2 offers a unique opportunity to acquire a block of amenity woodland, including a substantial pond measuring approximately 0.3 hectares (0.74 acres) in size with the potential for recreational fishing activity subject to the necessary stocks and consents.

Accessed from Station Road, Lot 2 extends away from the public highway to the east and provides a tranquil retreat from the urban surroundings.

Guide Price: £120,000

LOCAL PLANNING AUTHORITY

North Lincolnshire Council, Scunthorpe Central, Carlton Street, Scunthorpe, DN15 6TX | 01724 297000

DEVELOPMENT CLAWBACK

In the event of any planning permission or permitted development being granted in the next 20 years for a non-agricultural use, the Buyer, or their successor in title, will pay 20% of the value of the uplift to the Seller with the benefit of consent above its existing use value, after deducting the reasonable cost of obtaining the consent. The amount will be payable once the consent is implemented, or the land is sold with the benefit of consent. The overage sum will be payable for every planning permission granted.

SPORTING, MINERALS AND TIMBER RIGHTS

All sporting, mineral and timber rights are included in the sale insofar as they are owned.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

ACCESS

Both lots can be accessed directly from Station Road. Lot 2 is accessed via a hardcore track from the roadside.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

METHOD OF SALE

The Property is for sale by Informal Tender on the following terms:

1. All tenders must reach the office of Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH no later than 12 noon on Friday 9th August 2024. No late tenders will be considered. Email tenders will be accepted to rhona.macdonald-rose@brown-co.com.
2. Tenders should be submitted in the prescribed form. Copies of the form can be obtained from the Seller's Agent.
3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids.
4. No tender will be considered which is calculated only by reference to another tender.
5. The Seller does not undertake to accept the highest or indeed any tender.
6. Full name and address of both the prospective Buyer and their solicitors should be provided with any tender.
7. All tenders must include evidence of finance for the purchase and further particulars will be expected before an offer is accepted.

The Tender Form is available from the Seller's Agents.

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

BOUNDARIES

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.



VIEWINGS

The property may be viewed at any time with a copy of these Particulars to hand subject to prior notification to the Seller's Agent. Viewing is at your own risk and neither the Seller's Agent nor Seller take any responsibility for any losses or damages incurred during inspection.

HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Seller's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

DIRECTIONS

From Scunthorpe follow the A18 (Doncaster Road) west to Gunness and turn left onto Station Road. After approximately 350 metres, bear left and the field gate to Lot 2 is immediately on the left; a further approximately 130 metres down Station Road, the field gate to Lot 1 is on the left.

what3words:

Lot 1: [///buck.quicksand.handfuls](#)

Lot 2: [///liver.acids.downward](#)

SELLER'S AGENT

Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH

Annie Round

01522 457148 | 07768 646073 | annie.round@brown-co.com

SELLER'S SOLICITORS

Harrisons Solicitors, 30 Broad Street, Welshpool, SY21 7RR

Amanda Jenner

01938 530940 | amandajenner@harrisonsllp.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/ imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in March 2024. Photographs were taken in 2024.



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