LACEBY

NORTH EAST LINCOLNSHIRE

(Grimsby 8 miles, Brigg 15 miles)

5.69 ACRES

(2.30 Hectares) or thereabouts

GRASSLAND



FOR SALE BY INFORMAL TENDER AS A WHOLE
WITH A CLOSING DATE OF 12 NOON FRIDAY 11 DECEMBER 2026
GUIDE PRICE:- £80,000 - £85,000

FREEHOLD WITH VACANT POSSESSION

Solicitors
John Barkers Solicitors
80 Cleethorpes Road
GRIMSBY, DN31 3EF
Tel: 01472 358686
Ref: James Clark
E-mail: gby@jbarkers.co.uk



Selling Agents
DDM Agriculture
Eastfield, Albert Street,
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Cecilie Lister
E-mail: cecilie.lister@ddmagriculture.co.uk

General Remarks and Stipulations

Location
The land is situated to the north of Little Beck Lane, on the northern edge of the village and civil parish of Laceby, in the county of North East Lincolnshire. The land is accessed via Butt Lane leading to a private lane (highlighted in brown on the Site Plan). The private lane is maintainable at the residents' expense.

Description
The land comprises a rectangular shaped parcel of grass land and extends to approximately 5.69 acres (2.30 hectares). The land is classified by the Provisional Agricultural Land Classification Maps as being Grade 3 on Sheet 105. The soils are identified by the Soil Survey of England and Wales as being from the "Holderness" association with their characteristics described as being chalky till and slowly permeable seasonally waterlogged fine loamy soils and is suitable for cereals and some short term grassland.

Fencing
The successful Purchaser(s) will be required to fence the land if the intended future use is for livestock/equestrian purposes.

Overage/Development Clause
The land is offered for sale subject to a development clause, whereby 30% of any uplift in value (resulting from an alternative use) in excess of the existing value, is reserved to the current owner for a period of 25 years, commencing from the date of completion.

Services
There are no services connected to the land.

Outgoings
North East Lindsey Internal Drainage Board
Annual Drainage Rates 2026/2027 - £5.75

Easements, Wayleaves & Rights of Way
There is a public footpath (No. 110) on the western boundary of the land. The land is sold subject to any other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

Agricultural Schemes/Nitrate Vulnerable Zone
The land is not currently in an SFI Scheme. The land lies within a designated Nitrate Vulnerable Zone. Farmers within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Tenure & Possession
The land is registered on HM Land Registry under Title number HS84943 and is offered for sale freehold and with the benefit of vacant possession upon completion.

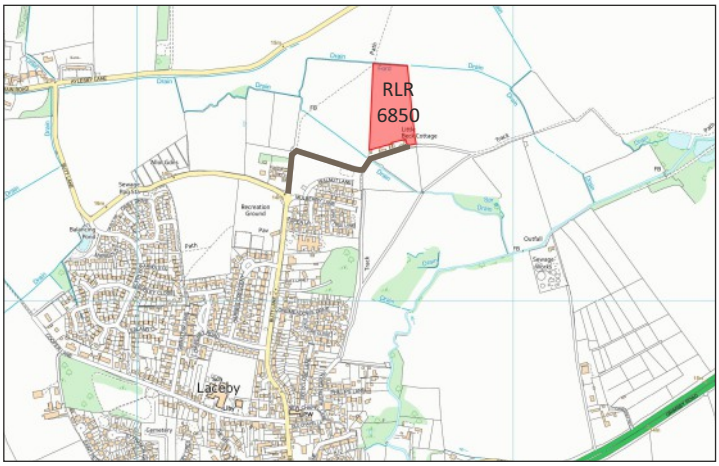
Value Added Tax (VAT)
The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may be subsequently payable.

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 a **whole by Informal Tender.** The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of Buyer(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked **"5.69 Acres, Laceby".**
6. Submitted not later than **12 noon on Friday 11 December 2026.**

Escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to Cecilie Lister 07733 706292 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 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.

Ref: CL/SJP/BR-26/123
Date: 13 November 2026

RICS

AGRICULTURAL VALUERS

DDM AGRICULTURE