

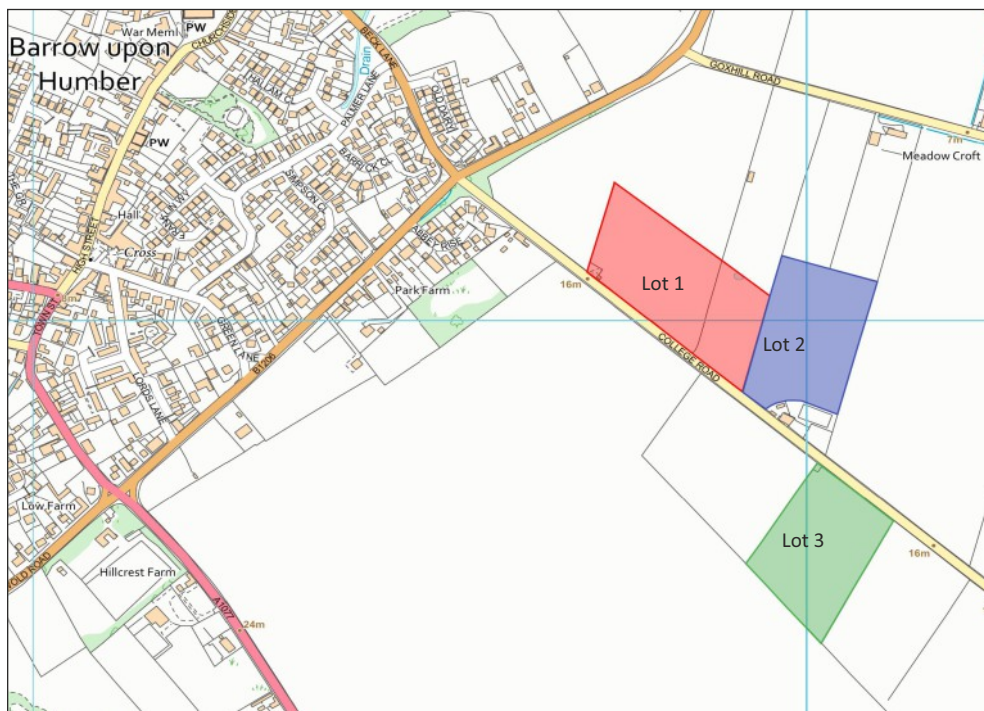
## BARROW-UPON-HUMBER NORTH LINCOLNSHIRE

(Barton-upon-Humber 3.5 miles, Humber Bridge 5 miles)

### 20.10 ACRES

(8.13 Hectares) or thereabouts

## VERSATILE/EQUESTRIAN GRASSLAND



**FOR SALE BY INFORMAL TENDER  
AS A WHOLE OR IN UP TO 3 LOTS  
CLOSING DATE: 12 NOON FRIDAY 22 MAY 2026**

#### **Solicitors**

**Wilkin Chapman Rollits**  
Citadel House  
58 High Street  
HULL, HU1 1QE  
Tel: 01482 425815

Ref: Orren Watts  
E-mail: [orren.watts@wclaw.co.uk](mailto:orren.watts@wclaw.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](mailto:cecilie.lister@ddmagriculture.co.uk)

## GENERAL REMARKS AND STIPULATIONS

### Location

The land is situated on the north and south side of College Road, to the east of the village and civil parish of Barrow-upon-Humber, within the county of North Lincolnshire. The town and civil parish of Barton-upon-Humber is situated approximately 3.5 miles to the west and the market town of Brigg is situated approximately 11 miles to the south-west of the land.

### Description

The land is registered with HM Land Registry, under the Title number HS342975 and equates in total to an area of 20.10 acres (8.13 hectares), or thereabouts. The land comprises three parcels of grassland, accessed directly from College Road via individually gated entrances. All of the land is partially stock-fenced and entirely bordered with mature hedges and trees. The land is currently utilised for growing hay and grazing horses and is classified as being Grade 2 on Sheet 99 of the Provisional Agricultural Land Classification Maps of England and Wales.

### Tenure & Possession

All of the land is owned freehold and is offered for sale with the benefit of vacant possession.

### Lot 3 - Easements, Wayleaves, Rights of Way

Overhead lines and associated poles, which are under a Wayleave Agreement held in favour of Northern Powergrid (Yorkshire) Plc.

The land is sold subject to any other 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.

### VAT

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

### Viewing

The land may be viewed at any reasonable time during daylight hours when in possession of a copy of these sale particulars.

### Method of sale

The land is offered for sale as a whole or in up to 3 Lots by **Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(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 "**20.10 Acres, Barrow upon Humber Tender**".
6. Submitted not later than **12 noon on Friday 22 May 2026**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

### Schedule

Lot Number	Land Registry Title No.	Description	Area (Acres)	Area (Hectares)
Lot 1 (coloured red)	HS 342975	Grassland	7.93	3.21
Lot 2 (coloured blue)	HS 342975	Grassland	6.14	2.48
Lot 3 (coloured green)	HS 342975	Grassland	6.03	2.44
<b>TOTAL</b>			<b>20.10</b>	<b>8.13</b>



### 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.
- (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.