

## BARROW-UPON-HUMBER NORTH LINCOLNSHIRE

(Barton-upon-Humber 3 miles, Humber Bridge 6 miles)

# 4.87 ACRES

(1.97 Hectares) or thereabouts

## EQUESTRIAN/AMENITY GRASSLAND

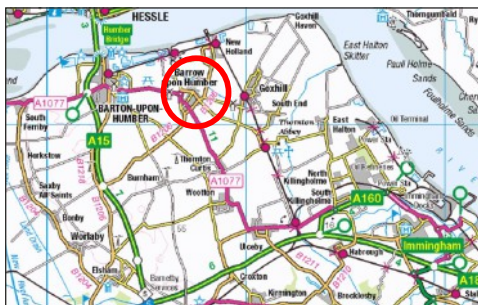


**FOR SALE BY INFORMAL TENDER AS A WHOLE**  
**CLOSING DATE: 12 NOON FRIDAY 10 JULY 2026**  
**GUIDE PRICE £75,000**

### Solicitors

Graham & Rosen  
8 Parliament Street  
HULL  
HU1 2BB  
Tel: 01482 323123

Ref: Adam Waller  
E-mail: law@graham-rosen.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 south of Goxhill Road, accessed via a gated entrance, within the parish of Barrow upon Humber in the county of North Lincolnshire. The town of Barton upon Humber sits approximately three miles to the west of the land and the Humber Bridge is approximately six miles to the north-west.

### Description

The land comprises 4.87 acres (1.97 hectares) or thereabouts, of grassland. Currently used for growing hay, the field is level and is bordered by mature hedges and trees so would be an ideal paddock for grazing horses, subject to acquiring the appropriate planning permission. A pre-fabricated building is situated on the western boundary of the field. The property is registered on HM Land Registry under Title number HS249225 and is classified as being Grade 2 on Sheet 99 of the Provisional Agricultural Land Classification Maps of England and Wales.

### Tenure & Possession

The land is owned freehold and is being offered with the benefit of full vacant possession on completion.

### Wayleaves, Easements & Rights of Way

The land is sold subject to any 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.

### Nitrate Vulnerable Zone (NVZ)

The land lies within a designated Nitrate Vulnerable Zone. For further details, visit: - [www.defra.gov.uk](http://www.defra.gov.uk)

### 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

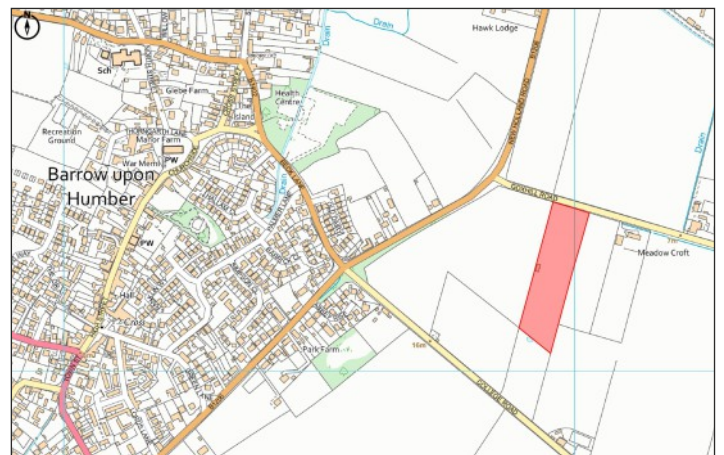
The land may be viewed at any reasonable time during daylight hours when in possession of a copy of these sale particulars.

### Method of sale

The land is offered for sale as a whole 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 "**4.87 Acres, Barrow upon Humber Tender**".
6. Submitted not later than **12 noon on Friday 10 July 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.



### 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.