



WALTHAM, NORTH EAST LINCOLNSHIRE

120.12 Acres of Arable Land/Strategic Potential

Tel: 01652 653669

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WALTHAM

NORTH EAST LINCOLNSHIRE

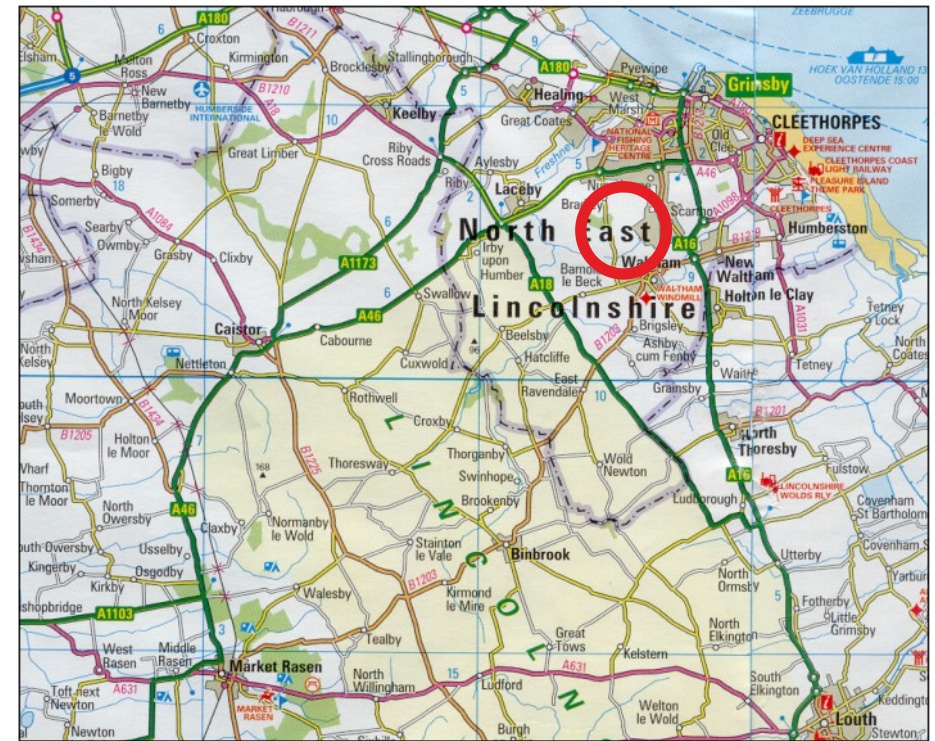
(Grimsby 5 miles, Caistor approximately 11 miles, Immingham 11 miles)

120.12 ACRES

(48.61 hectares) or thereabouts

ARABLE LAND WITH STRATEGIC POTENTIAL

FOR SALE AS A WHOLE BY PRIVATE TREATY



Introduction

DDM Agriculture are delighted to offer for sale this strategically located block of 120.12 acres situated between the suburban village settlements of Waltham and Scartho in North East Lincolnshire.

The property comprises large open fields, currently in arable rotation, bordering the existing settlements of Scartho and Waltham with a recently consented development site on the northern boundary (construction has now commenced). The property could offer the potential for future alternative uses, subject to obtaining the necessary planning consents.

Selling Agents

DDM Agriculture

Eastfield, Albert Street, BRIGG, DN20 8HS

Ref: Tori Heaton

Telephone: 01652 653669

Mobile: 07970 126304

E-mail: tori.heaton@ddmagriculture.co.uk



General Remarks and Stipulations

Location

The site is located between the villages of Waltham and Scartho, five miles south of the seaport of Great Grimsby and eleven miles south of the Port of Immingham.

Access

The property is accessed via two routes which are identified in purple on the plan.

Access from Meadow Croft, DN37 0EQ (///urban.fill.s.mime) and access via the Recreation Ground, DN37 0YJ (///money.poems.paints).

Description

The land is classified as being Grade 3. The soils are identified as being from the 'Holderness' association and their characteristics described as fine, loamy soils and similar soils. Narrow strips of clayey alluvial soils' and as suitable for 'cereals and short-term grassland'.

Easements, Wayleaves & Rights of Way

There are wayleaves held in favour of Northern Powergrid for electricity poles and overhead lines. There is an easement in favour of Northern Powergrid in respect of a pylon and overhead lines. There are also easements held in favour of Phillips 66 and Harbour Energy in respect of underground pipelines. Anglian Water have three underground water pipes. Public footpath numbers 70 and 71 run on the west and eastern boundaries of the site. The land is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sale particulars or not.

Development Clause

The land is offered for sale subject to a development clause whereby 30% of any uplift in value (resulting from a change of use) in excess of agricultural value, is reserved to the current Seller for a period of 30 years, commencing from the date of completion. The Seller will also consider enhanced offers with no development clause attached, so that the Buyer(s) would benefit from the full value of any future alternative use.

Value Added Tax (VAT)

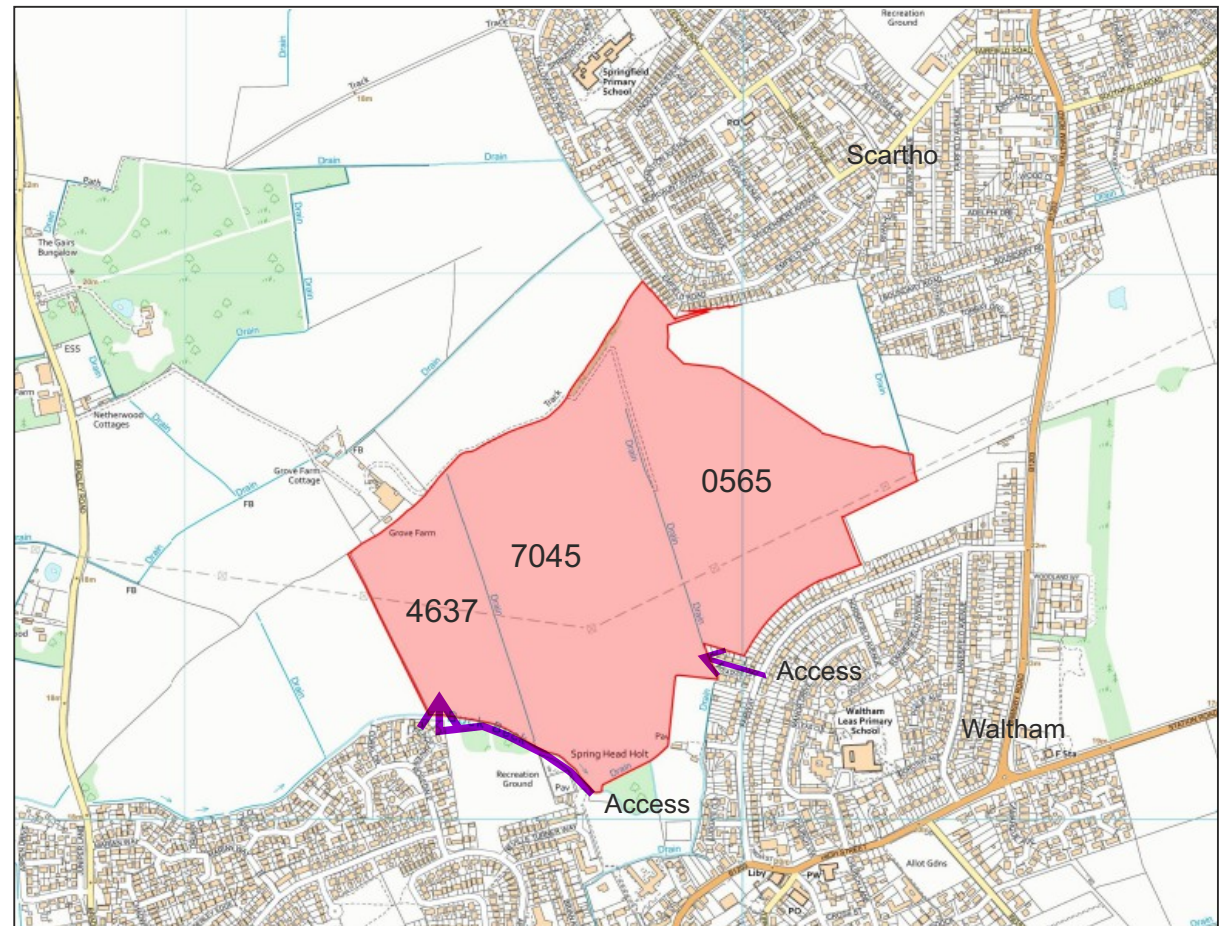
The sale is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may subsequently be payable.

Tenure & Possession

Freehold and with the benefit of vacant possession upon completion.

Plans, Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchasers will be deemed to have satisfied themselves of the land.



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 Private Treaty**.

Interested parties are invited to speak to Tori Heaton on 07970 126304 or the Selling Agents' offices on (01652) 653669 to discuss their interest



Lot	Field No.	Total Area		RLREligible Area	2026	2025	2024	2023	2022
		Hectares	Acres	Hectares					
1	TA2504 4637	7.69	19.00	7.69	W Wheat	W Wheat	Peas	W Barley	W Wheat
2	TA2504 7045	21.48	53.08	21.44	W Barley	S Barley/ W Wheat	Sugar Beet/ Wild Flower Mix	W Wheat	Peas
3	TA2604 0565	19.44	48.04	19.37	S Barley	W Wheat	W Wheat	Peas	W Wheat
TOTAL		48.61	120.12	48.50					

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.



Ref: TH/SJP/BR-24/145
Date: 18 July 2026