



# WALTHAM, NORTH EAST LINCOLNSHIRE

120.12 Acres of Arable Land/Strategic Potential

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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 INFORMAL TENDER  
CLOSING DATE: 12 NOON FRIDAY 17 JULY 2026**

### 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

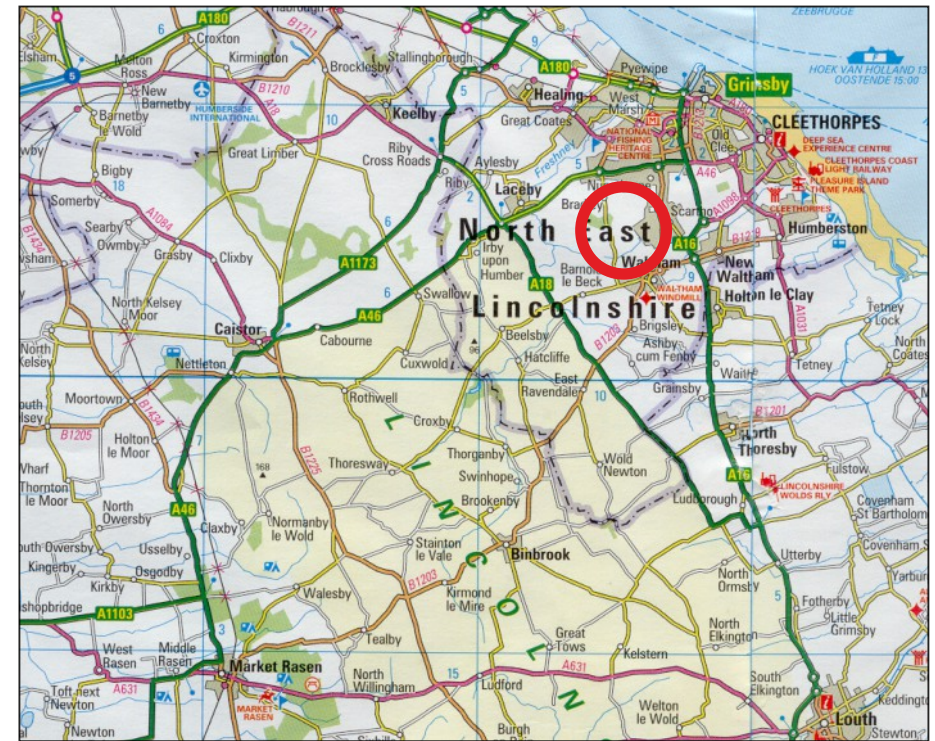
Eastfield, Albert Street, BRIGG, DN20 8HS

Ref: **Tori Heaton**

Telephone: 01652 653669

Mobile: 07970 126304

E-mail: [tori.heaton@ddmagriculture.co.uk](mailto: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.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)**

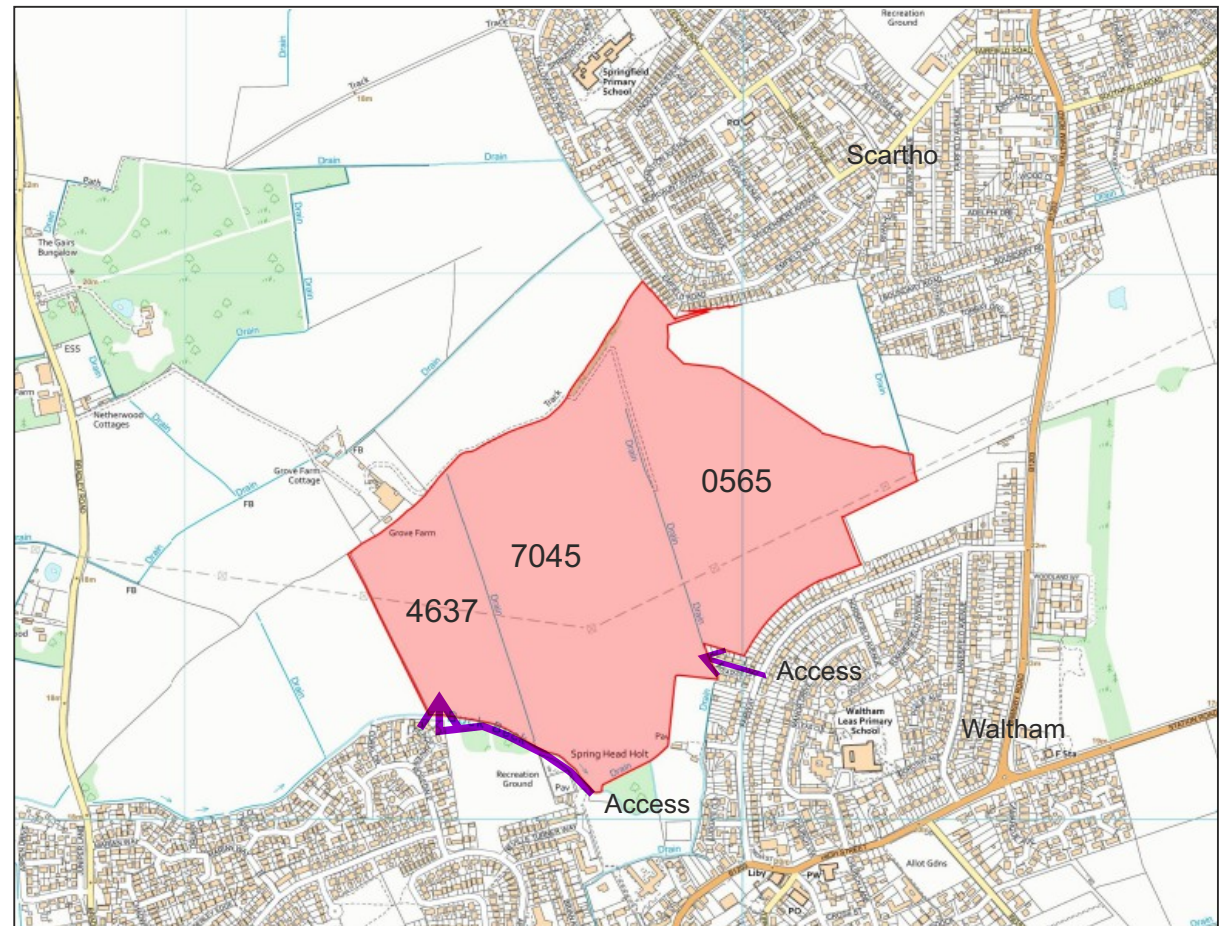
The sale is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may subsequently be payable.

### **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 Informal Tender**. The Seller 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 **“Waltham Tender”**.
6. Submitted not later than **12 noon Friday 17 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.

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
<b>TOTAL</b>		<b>48.61</b>	<b>120.12</b>	<b>48.50</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.



Ref: TH/SJP/BR-24/145  
Date: 28 May 2026