



**AGRICULTURAL LAND AT GOXHILL,
NORTH LINCOLNSHIRE, DN19 7NQ**

46.55 Hectares (115.05 Acres)

For Sale by Tender as a Whole or 4 Lots



PGM&CO.
Perkins George Mawer & Co.

Agricultural Land at Goxhill, North Lincolnshire, DN19 7NQ.

Several compartments of productive Grade 3 arable and grassland lying to the north of Goxhill village, approaching the Humber Bank.

For Sale by Informal Tender:

Deadline – Friday 1st August 2025 at 12-noon.

Vacant Possession on Completion.

Lot	Guide Price
1	£442,000
2	£151,000
3	£185,000
4	£199,000



LOCATION

The land is located to the north of the village of Goxhill, about 6-miles east of Barton upon Humber.

It has been divided into 4 separate blocks and extends in total to about 115 Acres.

LOT 1 – LAND OFF FERRY ROAD - 21.07 HECTARES (52.08 ACRES)

///puns.hints.quiz

A good-sized block of land in temporary grass, shaded pink on plan. The north-east boundary is un-defined but marked by (x2) no. posts.

NG No	Hectares	Acres
1068	3.94	9.75
1473	0.05	0.13
3558	7.42	18.33
6175	8.01	19.80
7381	1.02	2.52
6359	0.63	1.55
TOTAL	21.07	52.08

LOT 2 – LAND OFF FERRY ROAD - 7.20 HECTARES (17.79 ACRES)

///monks.noted.zebra

A single arable enclosure with road frontage, shaded yellow on plan. There is a Right of Way to land to the rear for the benefit of an adjoining owner.

NG No	Hectares	Acres
6692	7.20	17.79
TOTAL	7.20	17.79

LOT 3 – LAND OFF EASTMARSH ROAD - 8.81 HECTARES (21.78 ACRES)

///audit.drift.scan

An arable field lying adjacent to the Humber bank and shaded blue on plan. Access is via a Right of Way, shown shaded brown.

NG No	Hectares	Acres
2938	7.90	19.53
0735	0.00	0.01
0937	0.05	0.12
3352	0.11	0.26
3350	0.16	0.39
3251	0.59	1.47
TOTAL	8.81	21.78

LOT 4 – LAND OFF HORSEGATE FIELD ROAD - 9.47 HECTARES (23.40 ACRES)

///soccer.digit.else

A productive, single arable field shaded green on plan and with direct highway access.

NG No	Hectares	Acres
4668	9.47	23.40
TOTAL	9.47	23.40



GENERAL STIPULATIONS AND REMARKS

The Land

The land is both in an arable and grass rotation and extends to about 46.55 Hectares (115 Acres) in 4 lots. It is classified Grade 3 on the Agricultural Land Classification Map for Yorkshire and the Humber (ALC003). Reference to The Soil Survey of England and Wales would indicate the soils are of the Swanwick Association described as a sandy and loamy drift suitable for grass and some arable crops.

Drainage

The land has been underdrained, where deemed necessary. Drainage plans are available for Lot 3 and Lot 4.

Services

There are no mains services connected. Buyers should make their own enquires as to services in the vicinity.

Grants/Subsidy Schemes

The land has been the subject of an historic claim for the Basic Payment Scheme. The associated delinked payments will be retained by the outgoing tenant and are not included in the Freehold sale. The land is not entered into any Environmental Schemes.

Outgoings

Drainage rates are payable to the North-East Lindsey Drainage Board. The rate payable for the current year is £2.06 per Acre.

Designations

The land lies with a Nitrate Vulnerable Zone (NVZ).

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent will be responsible for defining the boundaries or their ownership. The internal fencing in Lot 1 belongs to the outgoing grazing occupier and is therefore not included in the sale.

Plans & Areas

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

Tenure & Possession

The land is Freehold with Vacant Possession on completion.

Early Entry/Holdover

Holdover will be granted to allow the current Tenant (of the arable land) to harvest the growing crop and remove any residue. Early entry may be available by agreement.

Tenantright/Dilapidations

No tenantright will be payable in addition to the purchase price and no dilapidations will be allowed.

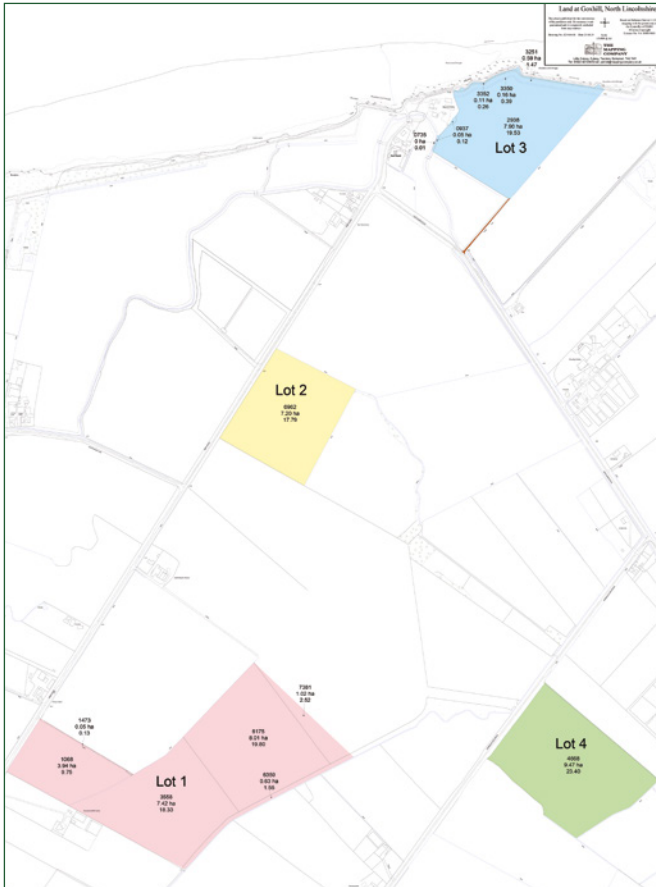
Wayleaves, Easements & Rights of Way

The land is offered for sale subject to all existing rights, subject to and with the benefit of existing rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

There is overhead electricity transmission equipment on Lot 3.

Sporting, Timber & Mineral Rights

Mineral, timber and shooting rights are all included with the Freehold, in so far as they are owned, subject to any statutory exclusions.



VAT

It is understood that none of the land is elected for VAT.

Method of Sale

The land is offered for sale by Informal Tender as a whole or in 4 lots. Interested parties are invited to submit their offers on the attached Tender Form in a sealed envelope marked 'Land at Goxhill' by 12-noon on Friday 1st August 2025 to PGM & CO, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH or to kath@perkinsgeorgemawer.co.uk or nick@perkinsgeorgemawer.co.uk.

Local Authority

North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL. T: 01724 297000.

Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.

Viewing

The land can be viewed at any time during daylight hours, but it is advised that interest is registered with the Seller's Agent to enable full access.

Solicitors

Symes Bains Broome, 2 Park Square, Laneham Street, Scunthorpe, DN15 6JH.

Ref. Kayleigh Clarke

T: 01724 281616.

Agent

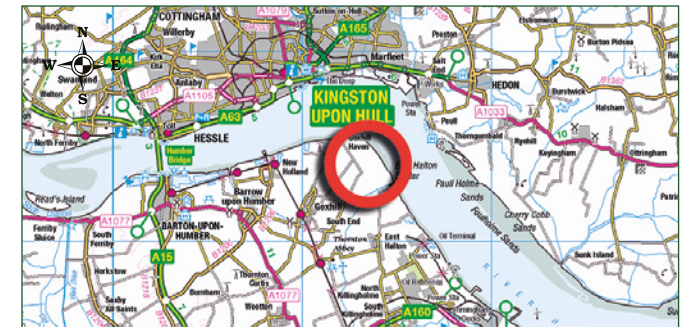
Perkins George Mawer & Co, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH.

Ref. Kath Phillips/Nick Sharp

T: 01673 843011

E: kath@perkinsgeorgemawer.co.uk or nick@perkinsgeorgemawer.co.uk

Kath Phillips 07795 561996 or Nick Sharp 07970 986364



Misrepresentation Act Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Perkins, George Mawer & Co has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in June 2025.

PGM&Co.

Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH

01673 843011 | info@perkinsgeorgemawer.co.uk

perkinsgeorgemawer.co.uk



PGM&CO.
Perkins George Mawer & Co.



TENDER FORM

115.05 Acres Land - Goxhill, North Lincolnshire, DN19 7NQ

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **115.05 Acres Land - Goxhill, North Lincolnshire, DN19 7NQ** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

Lot 1:

Lot 2:

Lot 3:

Lot 4:

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

Name:

Address:

.....

Tel No:

Email:

I can confirm we are / are not (*delete as appropriate*) cash buyers.

Signed: **Date:**

Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12-noon on Friday 1st August 2025** by either post or email. No late offers will be considered.
2. Postal offers should be submitted in writing in a sealed envelope clearly marked “**Goxhill**” in the top left corner.
3. Email offers should be sent to kath@perkinsgeorgemawer.co.uk only. They will be printed and put in a sealed envelope.
4. Offers must be for a precise sum of pounds sterling, and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
5. No offer will be considered which is calculable only by reference to another offer.
6. Offers should be made Subject to Contract only.
7. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
8. Please ensure that you clearly indicate which lot or combination of lots your offer is for.
9. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
10. The vendors do not undertake to accept the highest or any offer.
11. Offeror(s) will be notified in writing to confirm whether or not their offer has been accepted within 5 working days. The successful offeror(s) will be expected to complete the purchase as soon as possible thereafter.
12. Successful purchaser(s) will be required to provide the necessary identification for the purposes of Anti-Money Laundering Regulations.