



17.41 acres (7.05ha) of Productive Arable Land off
Low Road, Friskney, Boston, PE22 8SF

M A S O N S
EST. 1850

17.41 acres (7.05 hectares) or thereabouts of land available as a whole | Grade 1 & 2 Arable Land | Direct Road Access & Shared Access Track | For Sale by Informal Tender | Tender Deadline: Noon, **8th March 2024**

Offers Invited Over £175,000

Description

The land consists of approximately 17.41 acres (7.05 ha) of productive arable land, split between two field parcels. The land is primarily classified as Grade 2, with a small area classified as Grade 1 on the Land Classification Plan of England and Wales. The land is offered for sale by informal tender as a whole only.

The Land

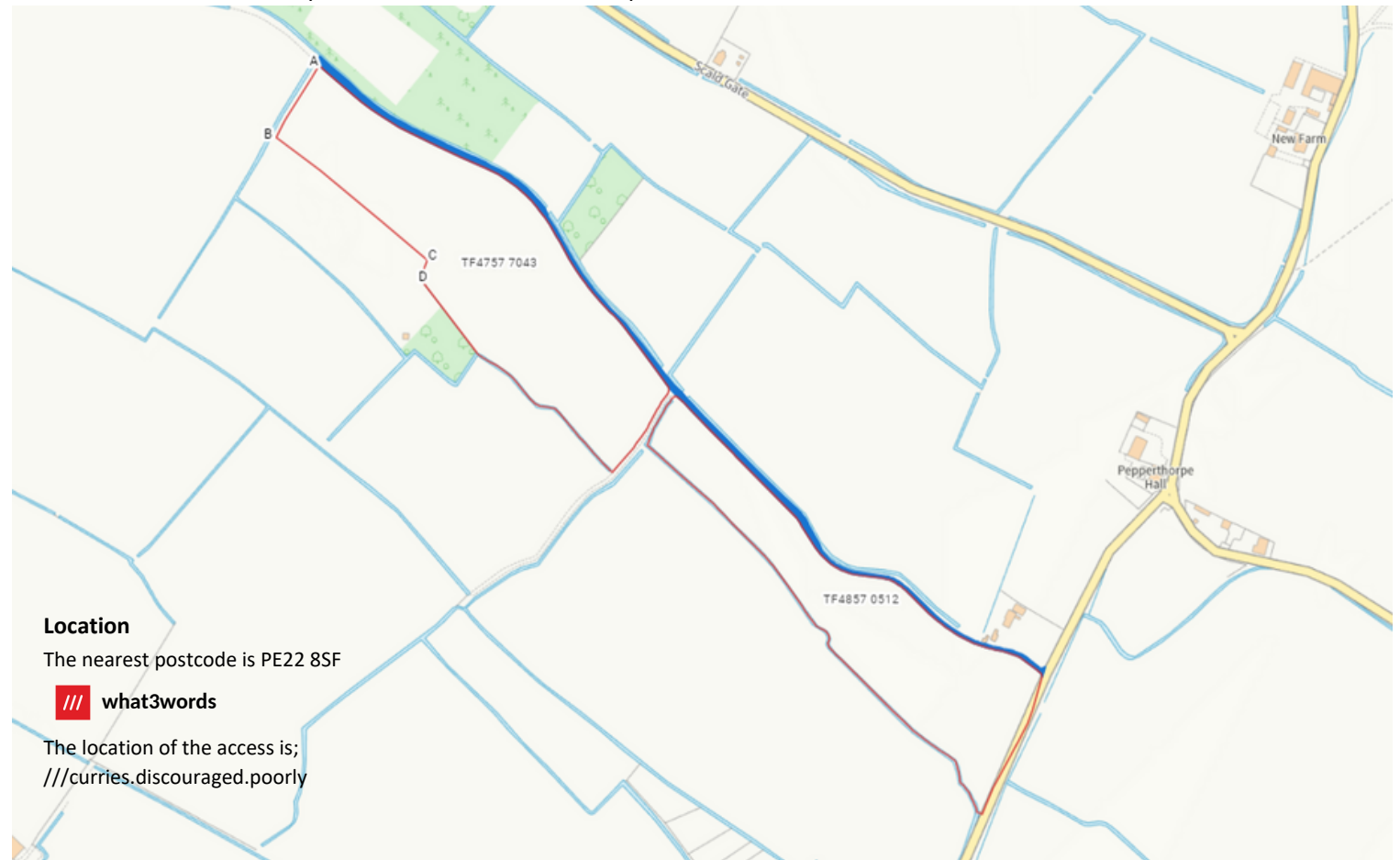
The land has been farmed as part of a productive arable rotation for many years and has the benefit from direct road access and a shared access track. Details of the past cropping can be found later in this brochure. The boundaries are predominantly defined by ditches and drains.

The agents have been advised that the land benefits from underdrainage, however, a copy of the draining plans are not available as far as we are aware.

The soils primarily form part of the Wallasea 2 association, consisting of deep stoneless clayey and silty soils, which are suitable for growing a variety of cereals and root crops.

The Vendor is retaining the amenity land to the West of TF4757 7043. The vendor will retain a 4m strip of land from points A → B on the plan across. The physical boundary of A → B → C → D is marked by boundary pegs.

The Agents have been advised by the vendors and the vendors' solicitors that the land benefits from a right of way over a made track indicated by the area shaded blue on the plan across.



Land Schedule

| Field | Acres | Hectares |
|-------------|-------|----------|
| TF4757 7043 | 10.13 | 4.10 |
| TF4857 0512 | 7.28 | 2.95 |

Method of Sale

The land is for sale by Informal Tender.

Outgoings and Charges

The land is subject to drainage rates payable to the Witham Fourth District Drainage Board at the prevailing rate and the purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

Tenure

The land is being sold freehold with vacant possession.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership according to the most recent conveyance is available from the Selling Agents.

Viewing

Unaccompanied viewings are permitted during daylight hours providing a copy of these particulars are to hand.

VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

Services

Non in so far as the agents are aware.

Back Cropping

| | 2023 | 2022 | 2021 | 2020 | 2019 |
|----------------|-----------------|------------------|-------------------|-----------------|------------------|
| TF4757 7043 | Winter Wheat | Spring Barley | Spring Barley | Sugar Beet | Spring Barley |
| TF4857 0512 | Sugar Beet | Spring Wheat | Spring Cabbage | Winter Wheat | Canary Seed |

Plans, Areas & Schedules

The schedule of areas and field numbers has been prepared within the offices of the sole agent and the information is based upon that of the Rural Payments Agency. The back cropping has been supplied by the vendor.

Environmental Land Management

The land is not entered into any environmental land management schemes.

Ingoing Valuation

As there are no growing crops, there will be no ingoing valuation to pay for in terms of growing crops or acts of husbandry. Additionally, there will be no charge for U MVs and/or R MVs. There will be no claim for dilapidations or any other matters.

Sporting & Mineral Rights

These are included in the sale where they are owned.

Early Entry

The purchaser whose offer is accepted is permitted on the land prior to completion under a license arrangement at their own risk.

Basic Payment Scheme

The land is registered with the Rural Payment Agency but the entitlements will not be included within the sale.

Planning

The property is situated within the East Lindsey LPA where the land is defined as open countryside. Any planning enquiries should be obtained prior to submitting an offer.

Vendors Solicitor

Sophie Barwood
Wilkin Chapman LLP
Oxley House
Lincoln Way
Louth
LN11 0LS

Telephone – 01507 606161

Email – sophie.barwood@wilkinchapman.co.uk



Conditions of Sale

1) Offers should be submitted in writing to the agents offices at Masons, Cornmarket, Louth, LN11 9QD no later than 12 noon on 8th March 2024 marked 'F.A.O Henry Simpson - Subject to Contract – Friskney Land Tender'.

2) Offers should not be made by reference to any offer by any other party.

3) The purchasers will be expected to exchange contracts as soon as possible following receipt of the draft contract from their solicitor. A 20% non-refundable deposit will be required on exchange of contracts to have early entry.

4) The vendor reserves the right not to accept the highest or any offer.

5) The offer should clearly state the following:

- a. The full name(s), address and telephone number of the offeror(s), and the name of any appointed Agent
- b. Name, address and telephone number of the solicitor acting on behalf of the offeror(s)
- c. The Lot or Lots your offer relates to.

6) The offer should be made in the full knowledge of the contents of the sales particulars.

7) Any offer dependent upon the sale of another property or a mortgage or other funding arrangements must be clearly declared.

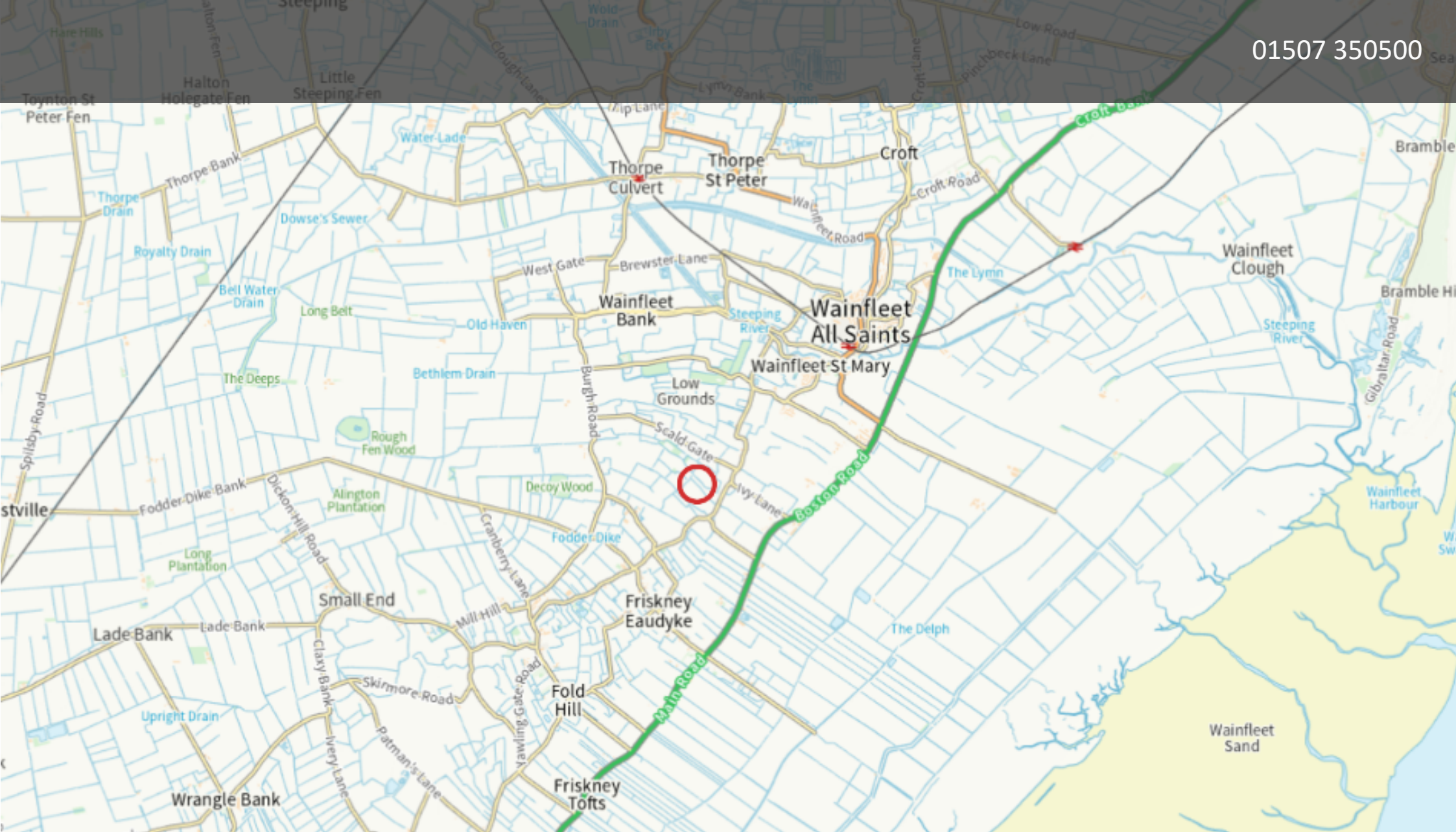
8) Offeror(s) are advised to make their offer for an odd figure to avoid the possibility of two identical offers being received.

9) Offers must be figures certain and expressed in pounds sterling.

10) The agents will endeavour to respond to all offerer(s) within 7 days of the tender deadline.

11) The successful bidder will be required to provide copies of photo ID and proof of address for Anti-Money Laundering purposes.





Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice
 Masons and Partners LLP for themselves and for vendors or lessees of this property whose agents they are give notice that:
 (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Masons and Partners LLP, has any authority to make or give any representation or warranty whatever in relation to this property;
 (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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TENDER FORM (Subject to Contract)

Property: 17.41 acres of Land in the parish of Friskney

Closing Date: 12 Noon on 8th March 2024

Instructions: Please see accompanying tender conditions and sales particulars before completing the tender form. Offers can be submitting in writing to the Vendors Agents at Masons Rural (F.A.O Henry Simpson), Cornmarket, Louth, Lincolnshire, LN11 9QD.

Please mark envelopes as follows:

F.A.O HENRY SIMPSON – SUBJECT TO CONTRACT – FRISKNEY LAND TENDER

I/We.....

Hereby offer to purchase, subject to contract, the property as described in the particulars and confirm our agreement the conditions of sale.

WHOLE £.....

..... (words)

Details of how acquisition will be funded:

.....

Tenderer(s) Signature(s):

Date:

Full Name(s):

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Address:

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Telephone:

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Email:

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Solicitors Name:

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Address:

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Agents Name:

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Address:

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