



16.74 acres (6.77ha) of Arable Land and Woodland  
at Burwell, Louth, LN11 8PR

**M A S O N S**  
EST. 1850

| 16.74 acres (6.77 hectares) or thereabouts of land available as a whole | Grade 3 Arable Land |  
| Woodland | Direct Road Access | For Sale by Private Treaty |  
**Offers Invited in Excess of £155,000**

### Description

The land consists of approximately 16.74 acres (6.77 ha) including approximately 0.67 acre (0.27ha) of woodland. The remainder consists of productive arable land, that sits within the heart of the Lincolnshire Wolds AONB in the small Village of Burwell, just 5 miles South of the market town of Louth. The Property sits within beautiful rolling hills that help to provide free drainage to the land.

### The Land

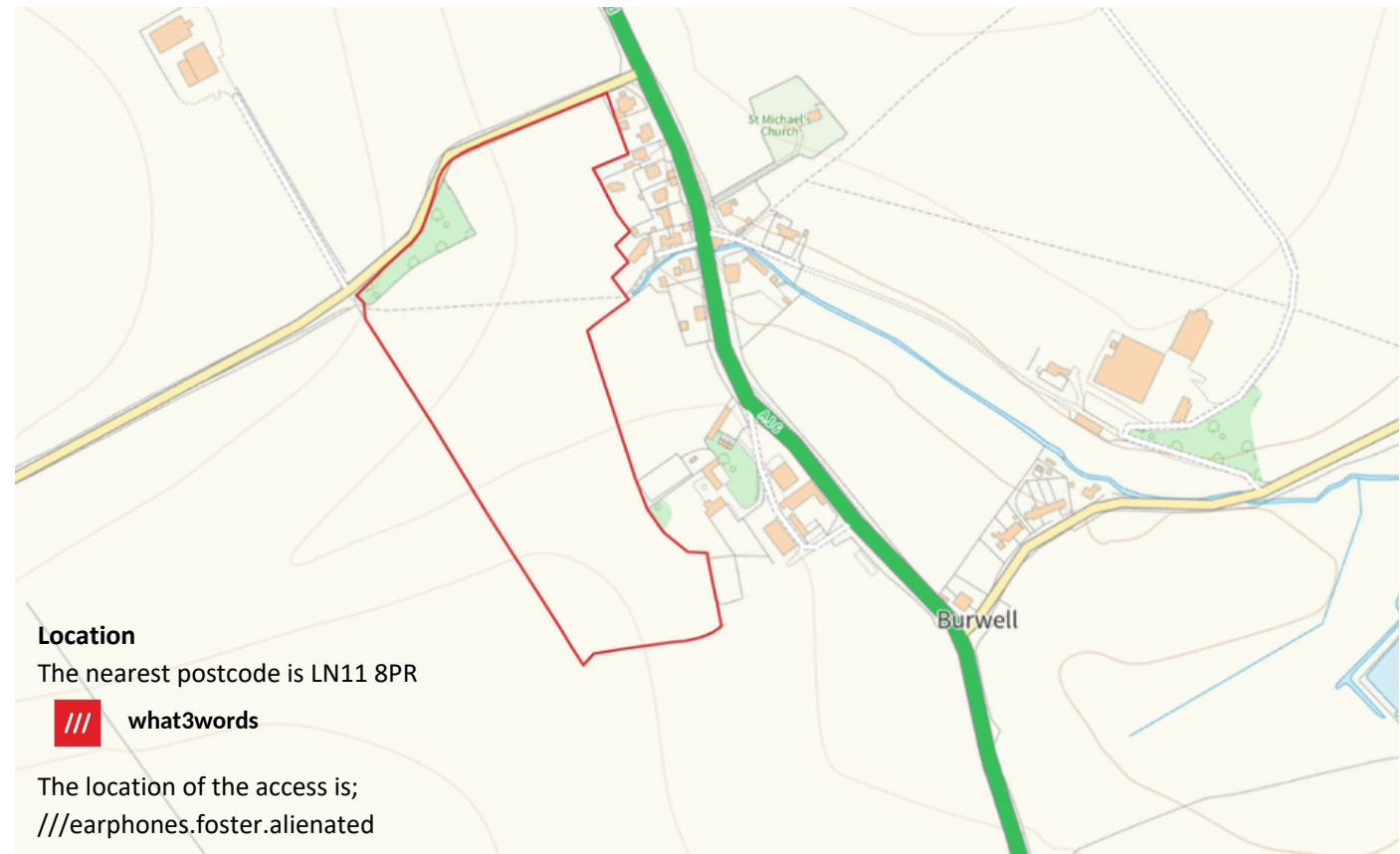
The arable land comprises of 16.06 acres or thereabouts within a single field parcel. The land is classified as Grade 3 on the Land Classification Plan of England & Wales, and the soils form part of the Andover 1 series, which are described as shallow, well-drained silty soils over chalk, suitable for growing a variety of cereals and some short term temporary grass.

The land has been farmed within an arable rotation for many years. Details of the past cropping can be found later in this brochure. Grass verges, mature hedgerows, and domestic fences predominantly define the boundaries.

Both the arable land and the woodland benefit from direct road access.

### Viewing

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



**Land Schedule**

Field No.	Description	Acres	Hectares
TF3579 3248	Arable	16.06	6.50
	Woodland	0.67	0.27

**Method of Sale**

The land is for sale by Private Treaty.

**Outgoings and Charges**

The land is subject to drainage rates payable to the Environment Agency 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, quasi-easements, and rights of way, whether mentioned in these particulars or not.

There is a public footpath that crosses the arable land in an East-West direction.

**Basic Payment Scheme**

The land is registered with the Rural Payment Agency but the outgoing Tenant will retain the delinked payments and they will not be included in the sale.

**Holdover**

The outgoing Tenant has reserved the right to harvest the current growing crop and remove any straw by no later than 30th September 2024.

**Early Entry**

The prospective purchaser shall be permitted on the land before completion under a license arrangement at their own risk or exchange of contracts all to be negotiated and subject to the holdover rights retained by the outgoing Tenant.

**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**

None as so far as the agents are aware.

**Cropping**

2024	2023	2022	2021
Spring Barley	Triticale	Triticale	Spring Barley

**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 agents' mapping software. The back cropping has been supplied by the outgoing tenant.

**Environmental Land Management Schemes**

The land is not entered into any Schemes.

**Ingoing Valuation**

Since the outgoing Tenant reserves the right to harvest the current growing crop, 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 UMs and/or RMs. There will be no claim for dilapidations or any other matters.

**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 Land Registry is available from the Selling Agents.

**Sporting & Mineral Rights**

These are included in the sale where they are owned.

**Planning**

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

**Overage Clause**

The whole of the land is to be sold subject to an overage clause whereby 30% of the net uplift in value for any non-agricultural or forestry use is payable to the Vendors upon the earlier event of either the implementation of planning or the sale of the land for a term of 30 years from the date of completion.

**Vendors Solicitor**

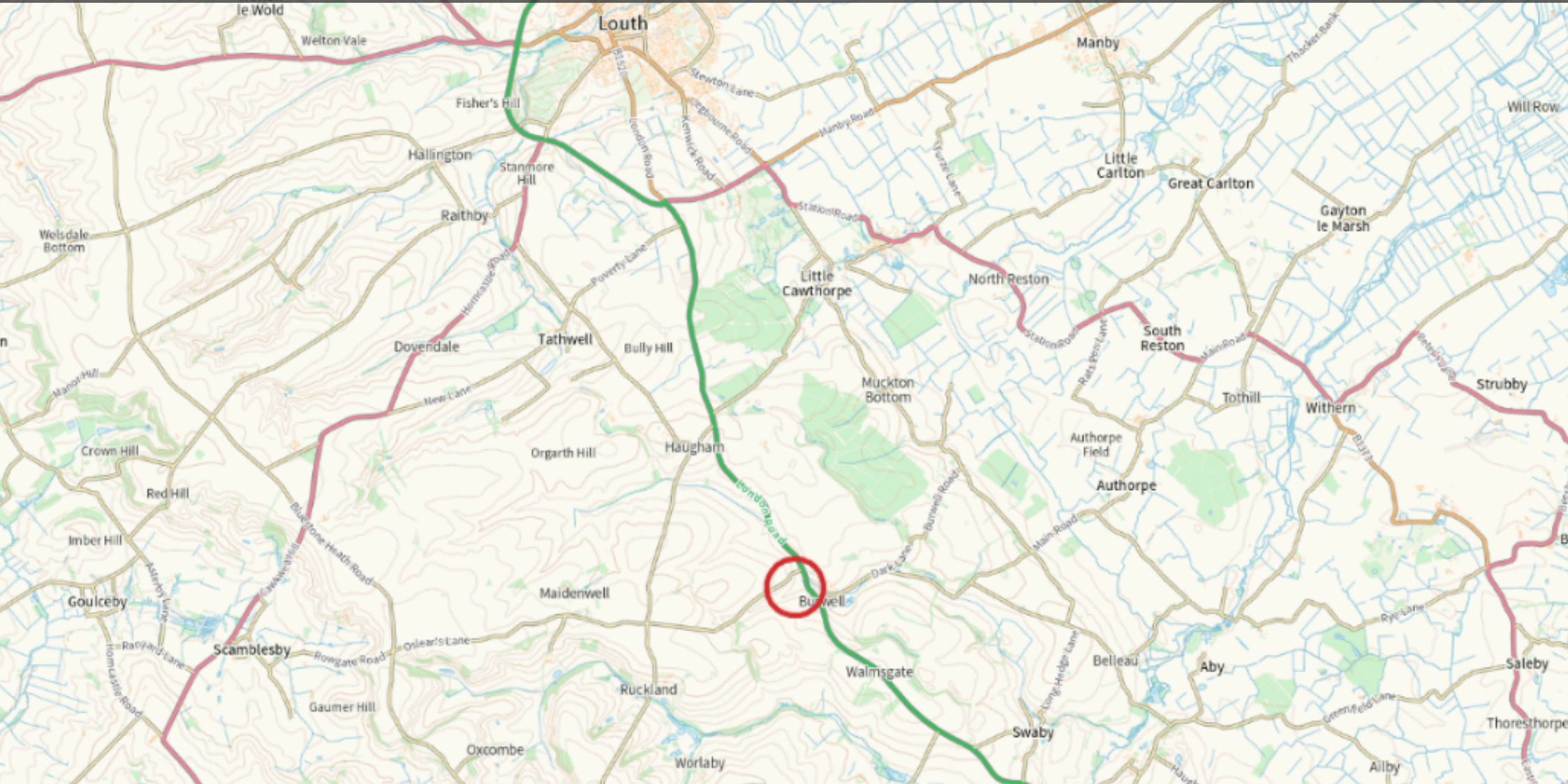
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