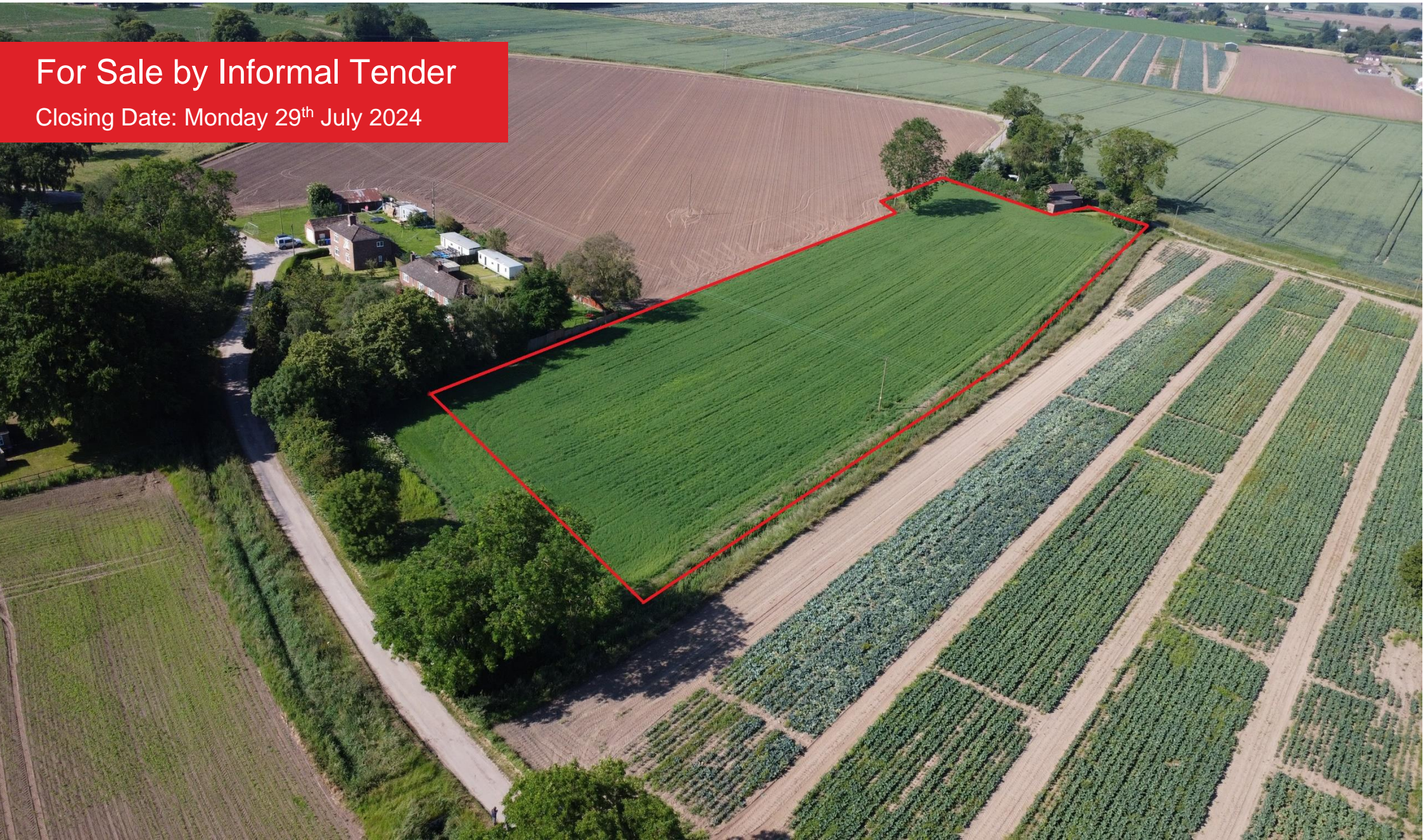


For Sale by Informal Tender

Closing Date: Monday 29<sup>th</sup> July 2024



**2.50 Acres** (or thereabouts) of **Grade 1 Arable Land**

Park Lane, Wrangle, Lincolnshire

**Willsons**  
SINCE 1842



**2.50 Acres (1.01ha) or thereabouts  
of Grade 1 Arable Land  
Park Lane, Wrangle  
Lincolnshire, PE22 9DF**

**“AGENT’S COMMENTS”**

Willsons are pleased to bring to the market 2.50 acres (1.01ha) or thereabouts, of Grade 1 arable land currently growing a crop of Spring Barley.

**For Sale by Informal Tender**

**Guide Price: £37,500**

**Closing Date: 12 noon, Monday, 29<sup>th</sup> July 2024**

**FURTHER DETAILS FROM THE AGENTS**

**Willsons**  
124 West Street  
Alford  
Lincolnshire  
LN13 9DR

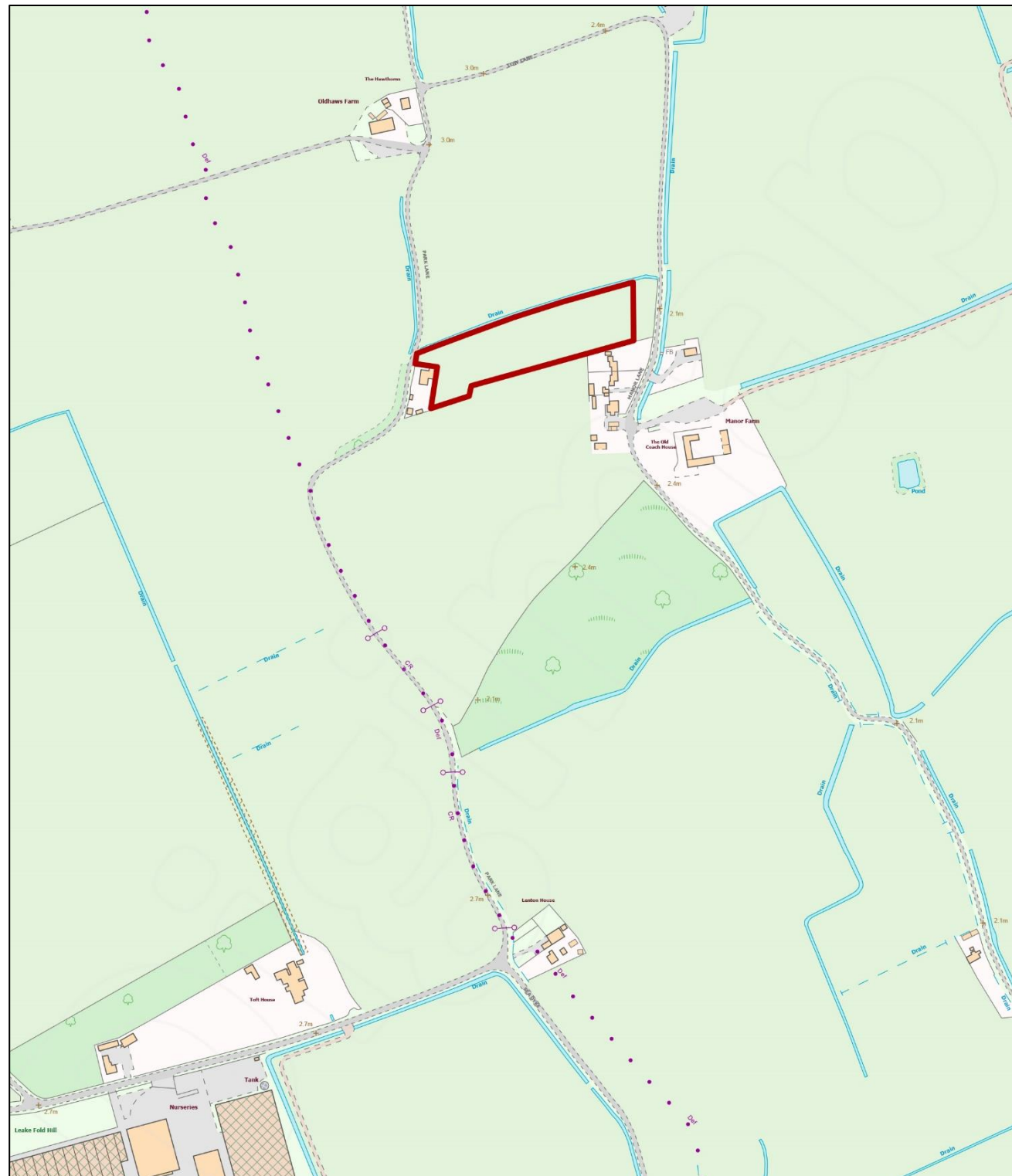
**Wayne Mountain**

T: 01507 621111

E: w.mountian@willsons-property.co.uk



**Willsons**  
SINCE 1842



## SITUATION & ACCESS

The land is situated to the north west of Wrangle with road frontage to Park Lane.

**/// What3words: alleyway.elevated.flicked**

## TENURE, POSSESSION & CROPPING

The land is Freehold and is being offered for sale with full vacant possession upon completion which will be after harvest 2024. The land is currently growing a crop of Spring Barley, 2023 cropping Spring Barley, 2022 cropping Spring Wheat.

## SERVICES

There are no mains services connected to the field.

## GRADE & SOIL TYPE

The land is scheduled as Grade 1 by the Agricultural Land Classification of England and Wales.

## DRAINAGE RATES

Drainage rates for the land are payable to Witham Fourth District Internal Drainage Board.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The northern dyke is Witham Fourth District Internal Drainage Board maintained, there is a utility pole upon the land for which a Wayleave payment is paid.

We are not aware of any other wayleaves, easements or rights of way, however the land is being sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi easements and all wayleaves whether referred to or not in these particulars.

## BOUNDARIES

All of the boundaries are demarcated on the ground, the northern boundary being a Witham Fourth District Internal Drainage Board maintained dyke, the eastern boundary is 16m from the road as indicated by a red topped marker post.

The purchaser will be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for divining the boundaries nor their ownership.

## BASIC PAYMENT SCHEME, STEWARDSHIP & SFI

The land is registered with the Rural Payments Agency as TF4052, Parcel ID 9745 – 1.12ha (2.76 acres). Note: The RPA area includes a small area not owned by the vendor. The land is not included in any Stewardship or SFI schemes.

## UNDERDRAINAGE

We are not aware of any underdrainage connected to the land.

## NITRATE VULNERABLE ZONES

The land lies within a surface water Nitrogen Vulnerable Zone as designated by the Environment Agency.

## SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

## PLANS, AREAS & SCHEDULES

The land is registered with HM Land Registry as title number LL418164 and is also described on the Rural Land Register map as sheet ID TF4052, parcel ID 9745pt. 1.01ha (2.50 acres).

## VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

## PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must not be relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## VIEWING

These particulars constitute a permit to view the land at any reasonable time of day. Please take care of any growing crops and potential hazards. Please be aware that you enter the land entirely at your own risk and neither the vendor nor selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

## LOCAL AUTHORITY

**Boston Borough Council** Municipal Buildings, West St, Boston PE21 8QR  
01205 314200

**Witham Fourth IDB** 47 Norfolk St, Boston PE21 6PP  
01205 310099

**Environment Agency** Ceres House, Searby Rd, Lincoln LN2 4DW  
0370 850 6506



## METHOD OF SALE

The property is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form (with the terms on the reverse) in a sealed envelope marked “**Wrangle Tender**” in the top left hand corner to the Agents: Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR or by email to [w.mountain@willsons-property.co.uk](mailto:w.mountain@willsons-property.co.uk), subject “**Wrangle Tender**” To arrive no later than **12 noon, Monday 29<sup>th</sup> July 2024**.

- It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The vendor does not undertake to accept the highest or indeed any particular offer.
- The purchaser will be required to provide proof of I.D. & proof of funds.
- The purchaser will be expected to exchange contracts within 28 days of the issue of sale contracts and complete the purchase without any undue delay.

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

