



For Sale by Informal Tender

Closing Date: 12 noon, Monday 23rd September 2024

25.82 Acres (10.45 ha) of Arable Land
BRATOFT, Lincolnshire

Willsons
SINCE 1842

25.82 Acres (10.45 ha)
(more or less) of
Arable Land, BRATOFT, PE24 5BZ

“AGENT’S COMMENTS”

Willsons are pleased to be able to offer for sale by Informal Tender a total of 25.82 acres (10.45 hectares) or thereabouts of arable land, with the majority of the land currently cropped with winter wheat and a small area cropped with a grass ley. The land is being sold as one lot.

For Sale by Informal Tender

Closing Date for Tenders: 12 noon, Monday 23rd September 2024

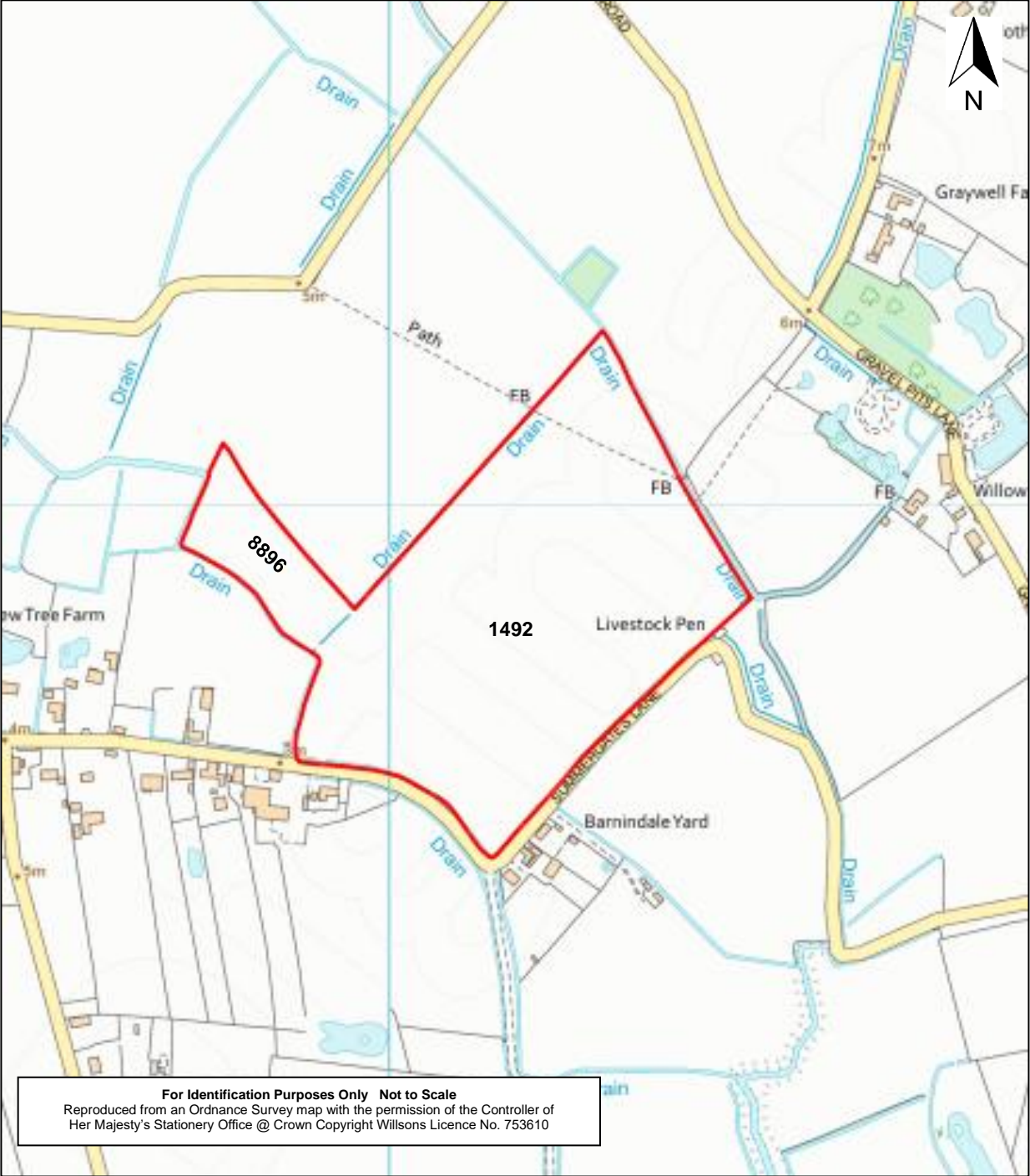
FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire, LN13 9DR

Contact: Wayne Mountain

Tel: 01507 621111

Email: w.mountain@willsons-property.co.uk



LOCATION & ACCESS

The land is situated in the parish of Bratoft with direct road frontage access onto Summergates Lane, being a publicly maintained highway.

The land is clearly marked with a 'For Sale' board, positioned at the opening to the fields, which should aid with identification.

What3words: code.deflation.shred

TENURE & POSSESSION

The land is Freehold and is being sold with Vacant Possession.

HOLDOVER

The vendors do not require the Right to Holdover on the land.

EARLY ENTRY

There will be no early entry available.

TENANT RIGHT & DILAPIDATIONS

There will be no claim for tenant right nor any counter claim for dilapidations (if any).

GRADE & TOPOGRAPHY

The land has been graded by the Agricultural Land Classification of England & Wales as Grade 3. The predominant soil type in the area is Holderness as defined by the soil survey of England and Wales. The land is level lying.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency. There are, however, no Basic Payment Scheme Entitlements included in the sale as they no longer exist. The delinked payment has been claimed by the outgoing tenant.

STEWARDSHIP SCHEMES

The headland along the roadside is currently in a countryside stewardship scheme finishing on the 1st January 2025.

NITRATE VULNERABLE ZONE

All the land is situated within a Nitrate Vulnerable Zone as designated by The Environment Agency.

DRAINAGE RATES

Drainage rates are payable annually to Lindsey Marsh Drainage Board.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY

The land is crossed by a public footpath from the southwest to northeast and along the corner of the northern boundary.

We are not aware the land is subject to or has the benefit of any other wayleaves, easements or rights of way. However, it is sold subject to and with the 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

The boundaries are well defined with the majority being hedges. The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendors nor the Agents will be responsible for defining the boundaries or their ownership. The vendors have no information other than that recorded in the Land Registry title documents, copies of which can be obtained from the Agent upon request.

HM LAND REGISTRY

The land is registered by HM Land Registry having title Nos. LL334897, LL334900, LL334898 and LL326808 (part).

VAT

The vendors have not opted to tax (therefore the sale of the land shall not attract VAT).

PLANS, AREAS & SCHEDULES

Plans, areas and schedules have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register areas and although believed to be correct are for guidance and identification purposes only and their accuracy cannot be guaranteed. Interested parties must satisfy themselves as to the extent of the land via their own survey and inspection.

VIEWING

Willsons Alford office must be contacted prior to viewing. No dogs or children should be taken when viewing and you enter the land entirely at your own risk. These particulars of sale constitute a permit to view the land at reasonable time of day.

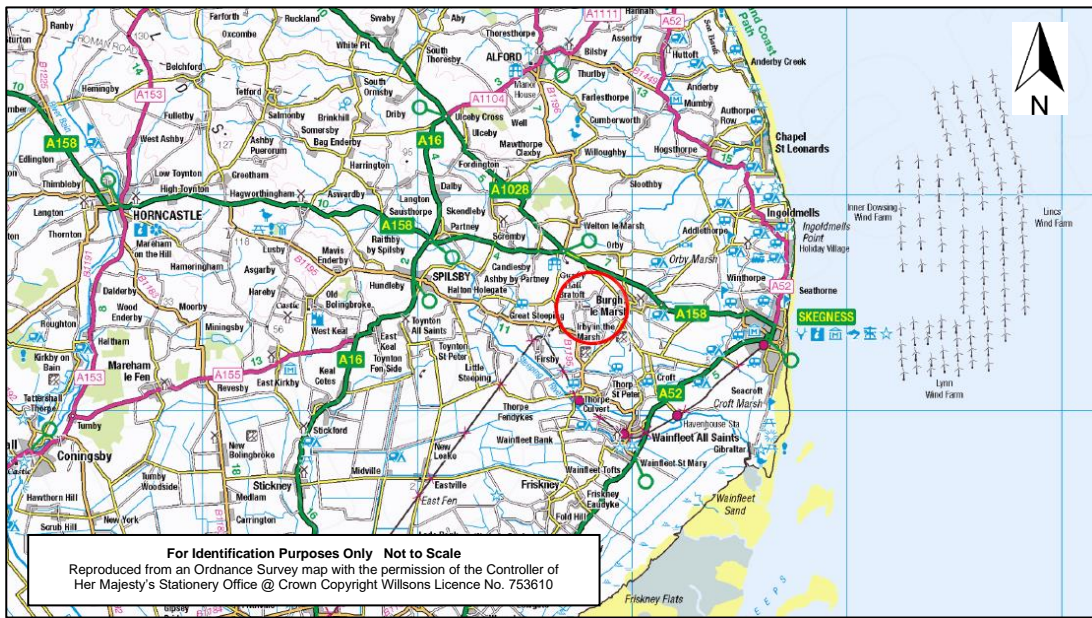
SERVICES

There is a private water pipe crossing the land. Willsons has not tested or verified the connection of any other services or equipment including fixtures and fittings.

LOCAL AUTHORITY SEARCH

A Local authority search is held on file and can be made available to prospective purchasers upon request but will be for information only.

RPA Sheet ID	RPA Parcel ID	RPA Area (Ha)	Acres	2024	2023	2022	2021
TF4864	1492	9.31	23.00	Winter Wheat	Winter Wheat	Winter Beans & Winter Wheat	Spring Oats
TF4746	8896	1.14	2.82	Grass Ley	Grass Ley	Grass Ley	Grass Ley



LOCAL AUTHORITY

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

Lindsey Marsh Internal Drainage Board, Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

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

VENDORS' SOLICITOR

Mr S Giles, Tinn Criddle Solicitors, 11 High Street, Spilsby, Lincolnshire, PE23 5JH.

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.

METHOD OF SALE

The land 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 "**Bratoft Tender**" in the top left hand corner to the Selling Agents to arrive no later than **12 noon on Monday 23rd September 2024**.

FAO: Wayne Mountain **Tel:** 01507 621111 **Email:** w.mountain@willsons-property.co.uk

- 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 funds.
- The purchaser will be expected to exchange contracts and complete the purchase without any undue delay and in accordance with a mutually agreed timetable.

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.





TENDER FORM

25.82 Acres (10.45ha) (or thereabouts) of Arable Land situated on Summergates Lane, Bratoft, Lincolnshire, PE24 5BZ

Closing Date: 12 Noon, Monday 23rd September 2024

I/We: (Buyer name(s) in full)			
Address: (in full)			
Telephone number(s):		Email address:	
Hereby offer(s) to purchase, subject to contract, the Lot(s) as identified below & confirm agreement to the terms of the tender procedure as detailed on the reverse of this Tender Form.			
25.82 Acres (10.45ha) Pastureland, Summergates Lane, Bratoft		In the sum of: £	Words:
Summary of financial position:.....		PROOF OF FUNDS & PROOF OF ID WILL BE REQUIRED IF THIS TENDER IS ACCEPTED	
Solicitor name & address:		Telephone number(s):	Email address:
<p>Submit Tender by Post or Email marked/headed 'Bratoft Tender' to: Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR w.mountain@willsons-property.co.uk</p>			