



109 Acres (or thereabouts) of Predominantly Arable Land
Situated at Gayton le Marsh, Louth, Lincolnshire - *For Sale by Private Treaty*

Willsons
— SINCE 1842 —

109 Acres (or thereabouts)
of Predominantly Arable Land
Situated off Louth Road, Gayton le Marsh
Louth, Lincolnshire, LN13 0NH

"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale 109 acres or thereabouts of highly productive arable land in the parish of Gayton le Marsh.

The land has been well farmed and maintained and is currently growing a clean crop of Winter Wheat. It benefits from being ringfenced and has road frontage access to part. It is a particularly attractive block of land which adjoins the River Eau.

The land is being offered for sale by private treaty with full vacant possession upon completion.

Guide Price: £900,000

FURTHER DETAILS FROM THE AGENTS

Willsons

124 West Street
Alford
Lincolnshire
LN13 9DR

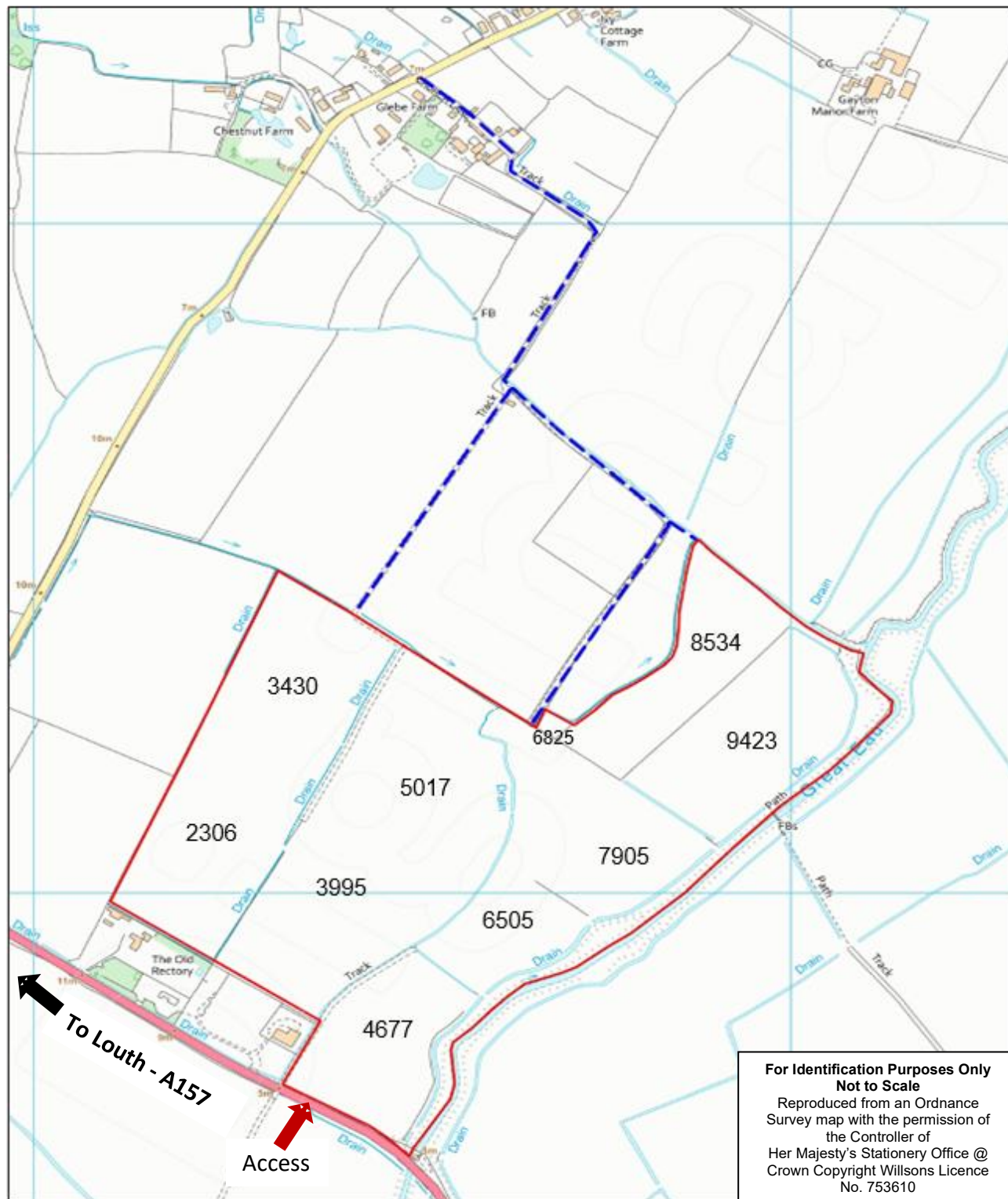
Wayne Mountain

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Willsons
SINCE 1842



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LOCATION AND ACCESS

The land is situated off Louth Road (A157) in the parish of Gayton le Marsh, Lincolnshire.

The land has direct road frontage from Louth Road and is also accessed via Poor Plat Lane as dashed blue on the attached plan (the sellers will provide a statement to confirm use over the tracks for the family's period of ownership).

 **What3words Location: severe.dabble.crunches**

TENURE & POSSESSION

The Freehold interest in the land is being offered for sale with full vacant possession upon completion, subject to the clearance of the current growing crop of Winter Wheat.

GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales and the land is largely level lying, with a slight rise from south to north.

The soil type as defined by the Soil Survey of England and Wales is "Wallasea 2" and "Holderness".

RURAL PAYMENTS AGENCY

All of the land is registered with the Rural Payments Agency, however, there are no Basic Payment Scheme Entitlements included in the sale as they are no longer transferable.

BOUNDARIES

The land is clearly demarcated by boundary features, being predominantly hedges and ditches. The purchaser is deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

SERVICES

We are not aware that the land has the benefit of any mains services being connected.

UNDERDRAINAGE

We understand that some of the land has been underdrained in the past, no underdrainage plans are available.

OUTGOINGS & NITROGEN VULNERABLE ZONE

Annual drainage rates are payable to the Environment Agency and Lindsey Marsh Internal Drainage Board.

The land lies within a Surface Water Nitrogen Vulnerable Zone - SWSGZ1002.

SPORTING, TIMBER & MINERAL RIGHTS

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

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The only known easement effecting the land are overhead electricity cables and poles crossing parcel nos. 2306 & 3430. There is a public footpath which follows the northern boundary of the land.

We are not aware of any other rights which affect the land. All of the land is 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, and all wayleaves whether referred to or not in these particulars.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps and although believed to be correct are for guidance and identification purposes only.

HEALTH & SAFETY WHILST VIEWING

These particulars constitute a permit to view the land at any reasonable time of day, however, the land is currently growing a crop of Winter Wheat and we ask that you are respectful of the tenant's current growing crop. Neither the vendor, agent or tenant accept any responsibility for any loss, harm or injury which may occur whilst upon the land and you enter entirely at your own risk.

VAT

It is understood that the sale will not attract VAT, however, in the event that any of the property is sold subject to VAT, this will be payable in addition to the purchase price.

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.

LOCAL AUTHORITIES

Lincolnshire County Council, Newlands, Lincoln, LN1 1YW - Tel: 01522 552222

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

Environment Agency, Ceres House, Searby Road, Lincoln, LN2 4DW
Tel: 0370 850 6506

VENDOR'S SOLICITOR

Wilkin Chapman, Oxley House, Lincoln Way, Louth, Lincolnshire, LN11 0LS

FAO: Sophie Barwood

Tel: 01507 606161

SCHEDULE OF AREAS & PREVIOUS CROPPING

RPA Sheet ID	RPA Parcel ID	RPA Area (ha)	RPA Area (ac)	1906 County Series Field No.	1906 County Series Field Area (ac)	2025	2024	2023
TF4283	2306	5.0464	12.48	301	10.361	Winter Wheat	Winter Wheat	Winter OSR
TF4283	3430	4.8961	12.08	295	14.171	Winter Wheat	Winter Wheat	Winter OSR
TF4282	3995	4.7415	11.71	300	11.896	Winter Wheat	Winter Wheat	Winter OSR
TF4283	5017	6.6635	16.48	299	16.512	Winter Wheat	Winter Wheat	Winter OSR
TF4282	4677	4.2044	10.38	311	10.621	Winter Wheat	Winter Wheat	Winter OSR
TF4283	6505	4.7324	11.69	312 & 298	11.810	Winter Wheat	Winter Wheat	Spring Beans
TF4283	7905	2.5868	6.40	316	6.805	Winter Wheat	Winter Wheat	Spring Beans
TF4283	8534	3.9327	12.48	315 pt.	9.964	Winter Wheat	Winter Wheat	Winter OSR
TF4283	9423	5.0566	9.71	320 & 322	13.051	Winter Wheat	Winter Wheat	Winter OSR
TF4283	6825	0.1146	0.28	315 pt.	0.300	Permanent Pasture	Permanent Pasture	Permanent Pasture
TF4383	0216	2.0963	5.18	331a & 313 & 321	5.282	River Bank	River Bank	River Bank
		44.0713 ha	108.87 ac		110.773 ac			

METHOD OF SALE

The property is offered for sale by Private Treaty with a Guide Price of £900,000.

FURTHER DETAILS FROM THE AGENTS

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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.

