



**17.76 Acres (or thereabouts) of Arable Land**  
Mavis Enderby, Lincolnshire

**Willsons**  
SINCE 1842



**17.76 Acres** or thereabouts  
of Arable Land  
Mavis Enderby  
Lincolnshire PE23 4EJ

**“AGENT’S COMMENTS”**

Willsons are pleased to bring to the market 17.76 Acres, or thereabouts, of arable land which is well located on the edge of the picturesque Lincolnshire Wolds.

The land is relatively free draining, with good road frontage access and has been well farmed in recent years within an arable rotation.

**Guide Price: £175,000**

**FURTHER DETAILS FROM THE AGENTS**

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



**FAO:** Jack Boulton  
Lizzie Clarke  
**Tel:** 01507 621111

**E-mail:** jackb@willsons-property.co.uk  
l.clarke@willsons-property.co.uk



**Willsons**  
SINCE 1842



**SITUATION AND DESCRIPTION**

The land is situated in the Parish of Mavis Enderby and has two direct road frontage access points onto Main Road (B1195) being a public highway and further access from the former village road to the southeastern corner.

The land is clearly marked with a 'For Sale' board which is positioned at the opening to the field fronting onto the B1195 which should aid with identification.

**/// What3words: bagpipes.snuck.stumble**

**TENURE & POSSESSION**

The Freehold interest in the land is being offered for sale with full vacant possession following completion.

**OVERAGE PROVISION**

Subject to the level of offers received, the Vendors reserve the right to impose an Overage Provision upon the land for any non-agricultural or forestry use. In the event of this being exercised, the terms will be discussed and agreed with the purchaser prior to the formal instruction of solicitors.

**WOODLAND AREA**

A proportion of the land to the eastern boundary is set with mature trees and is included within the sale as per the plan attached. The area of trees measures approximately 0.76 acres (0.31 hectares).

**SERVICES**

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

**GRADE & SOIL TYPE**

The land is scheduled as predominantly Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type is described by the Soil Survey of England and Wales as Cuckney 2 being well drained sandy, loamy fine soils over sandstone.

**UNDERDRAINAGE & DRAINAGE RATES**

We are not aware that any of the land has had the benefit of a modern underdrainage system. Drainage Rates are payable annually to Lindsey Marsh Drainage Board.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

We are not aware of any rights which affect the land, however, 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.

**NITRATE VULNERABLE ZONE**

The land is situated within Nitrate Vulnerable Zone S376 as designated by the Environment Agency.

**SCHEDULE OF AREAS**

**Rural Payments Agency**

Parcel ID – TF3566 9360

Total Area (ha) – 6.98

Eligible Area (ha) – 6.98

**Land Registry**

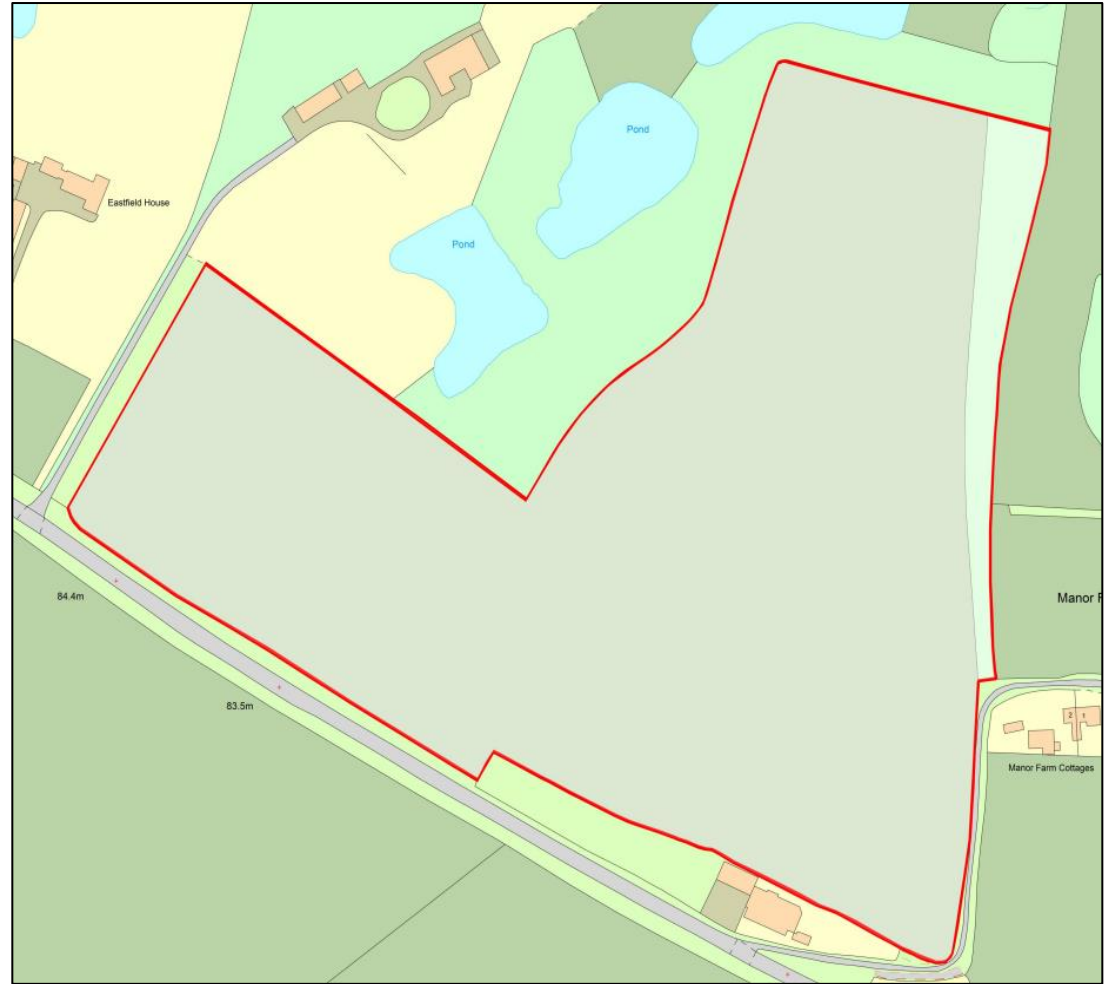
Title Number – LL333187

Area (ha) – 7.187

Area (acres) – 17.76

**PLANS, AREAS & SCHEDULES**

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and Rural Payments Agency and Land Registry information, and although believed to be correct, are for guidance and identification purposes only.



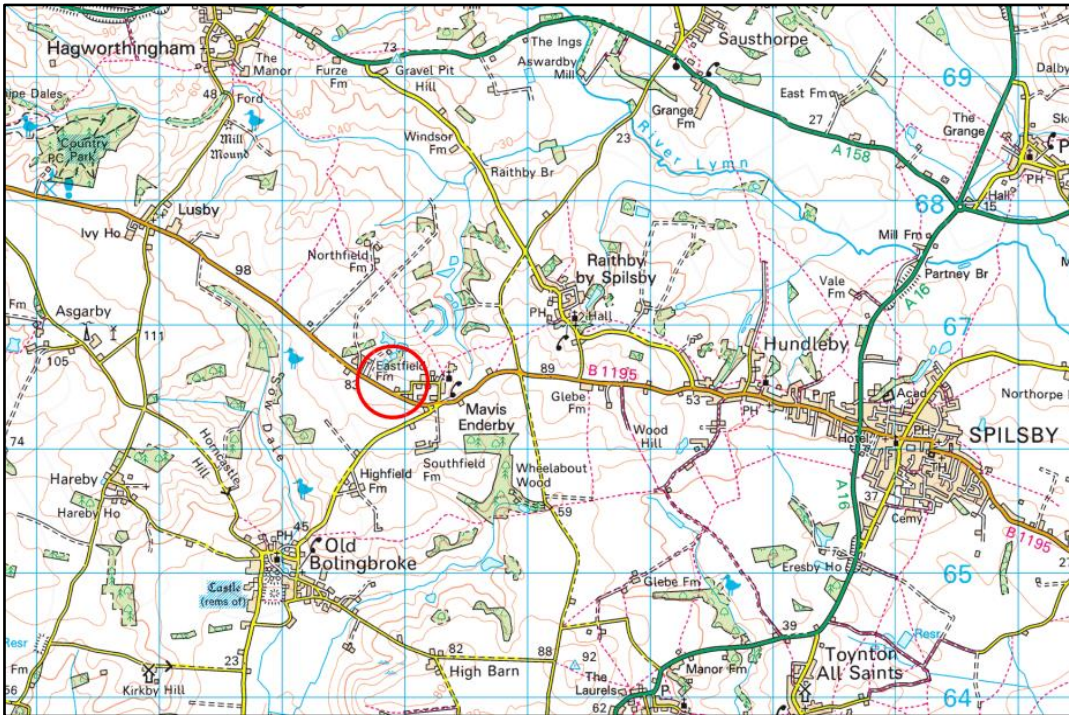
Cropping 2023	Cropping 2022	Cropping 2021	Cropping 2020	Cropping 2019	Cropping 2018	Cropping 2017	Cropping 2016	Cropping 2015
OSR	W. Barley	W. Wheat	W. Wheat	OSR	W. Barley	W. Wheat	S. Beans	W. Wheat

## BOUNDARIES

There are no physical boundaries along northwestern and northern boundary adjoining Eastfield lakes and we understand the actual boundary to be the edge of the crop. The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge of all boundaries at the point of completion of sale.

## BASIC PAYMENT SCHEME/STEWARDSHIP SCHEMES

The land is registered on the Rural Land Register but the sale does not include any Basic Payment Scheme Entitlements which are being phased out. The purchaser will be expected to indemnify the vendor against any breaches of cross compliance up to 31<sup>st</sup> December 2023. None of the land is currently entered into any Countryside Stewardship Scheme.



**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.

## VAT

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.

## SPORTING, TIMBER & MINERAL RIGHTS

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

## VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view entirely at their own risk.

## LOCAL AUTHORITY

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

**East Lindsey District Council** The Hub, Mareham Road, Horncastle LN9 6PH  
01507 601111

**Lindsey Marsh IDB** Manby Park, Wellington House, Manby LN11 8UU  
01507 328095

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

## 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.

