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BOURNE AGRICULTURAL: [www.longstaff.com](http://www.longstaff.com)



**Land East of Peterborough Road (A15), Thurlby,  
Bourne, Lincolnshire PE10 0EL**

**FOR SALE AS A WHOLE**

**GUIDE PRICE: £45,000 Freehold with Vacant Possession**

**Agricultural land extending to approximately 0.91 hectares (2.25 acres)**

SPALDING 01775 766766    GRANTHAM 01476 565371    BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**Location:**

The property is situated to the southeast side of Thurlby, approximately 2 miles south of Bourne. The What3words location for the field is: ///defend.evaporate.steered. The field has been previously accessed along the track leading from the A15 – the track is shown for identification purposes only on the attached plan.

**Description:**

The land comprises of one field extending to approximately 0.91 hectares (2.25 acres). The land is currently permanent pasture. The land is classified as Grade II and is part of the Stretham soil series.

**Tenure and Possession:**

The land is offered For Sale Freehold with Vacant Possession upon completion. There will be no claim for tenantry upon completion of the sale.

**Basic Payment Scheme, Sustainable Farming Incentive and Countryside Stewardship Scheme:**

The land is registered under the Basic Payment Scheme and the seller was farming the land during the reference period and will retain the delinked payment. The purchasers will be required for any Cross Compliance until the end of the BPS scheme. The purchasers will be required to indemnify the seller for any non-compliance that results in a penalty or a reduction of the Basic Payment. There are no Sustainable Farming Incentive 'Actions' or Countryside Stewardship Scheme 'Options' located on the land.

**Nitrate Vulnerable Zone:**

The land is situated within a Nitrate Vulnerable Zone and is subject to the usual restrictions.

**Services:**

There are no services connected to the land and interested parties are encouraged to make their own enquiries if they wish to obtain service connections in the future.

**Abstraction Licence:**

No Abstraction Licences are available with the sale of the land.

**Sporting Rights, Minerals and Timber:**

So far as these are owned by the vendor, they are included in the sale subject to any statutory exclusions.

**Outgoings:**

Drainage Rates are payable on an annual basis to the Environment Agency.

**Wayleaves, Rights of Way and Easements:**

The land will be sold subject to and offered with the benefit of all existing rights, including Rights of Way either public or private, light, support, drainage, water, electricity and any other rights, easements, quasi easements and all wayleaves, whether referred to specifically in these Particulars or not.

**Land Drainage:**

We are not aware of any recent land drainage scheme having been carried out on the land.

**Method of Sale:**

The land will be offered For Sale initially by private treaty (subject to contract).

**Anti-Money Laundering Regulations:**

Prospective purchasers will be asked to comply with Anti Money Laundering Regulations and provide photographic identification in the form of a photocard driving licence or valid passport plus proof of address. Further information is available from the Selling Agents.

**Value Added Tax:**

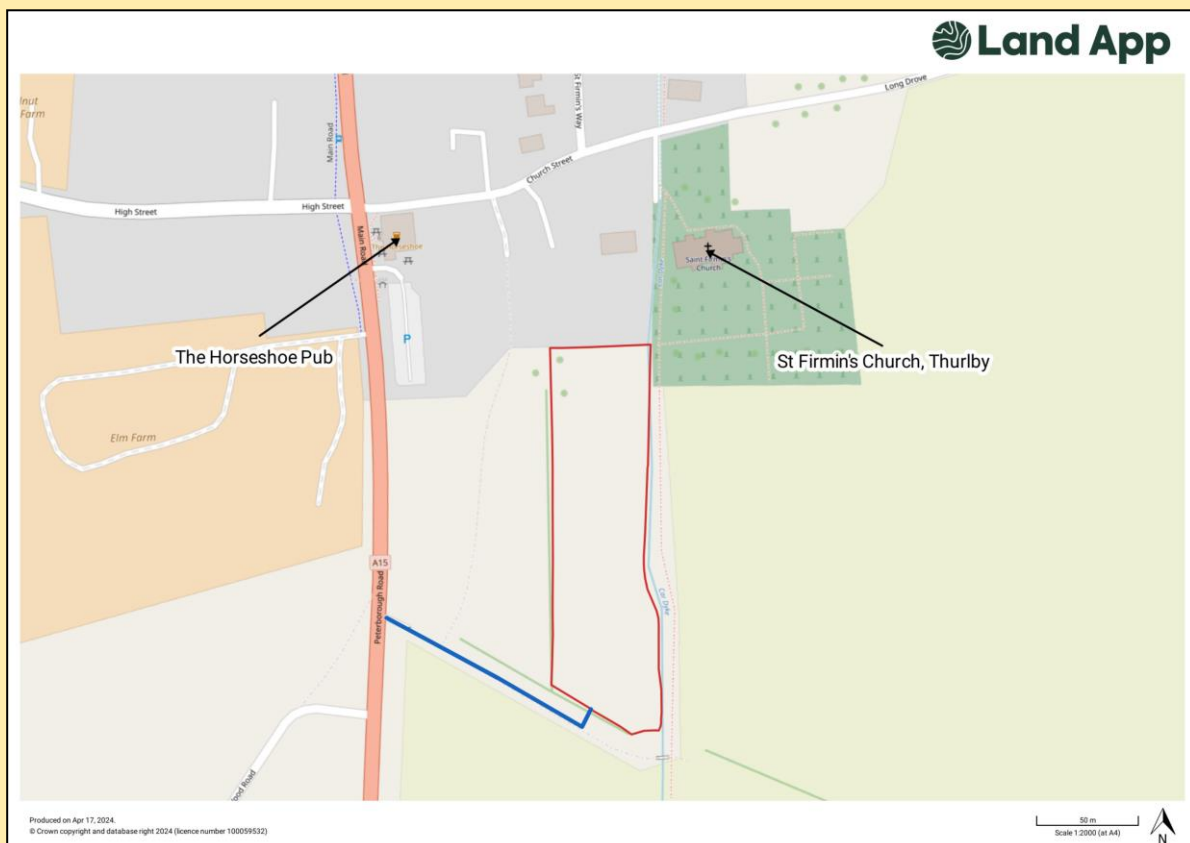
Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser(s) in addition to the contract price.

**Plans, Areas and Schedules:**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Land Registry data on The Land App. The plans included in these Particulars are published for convenience and/or identification purposes only and although believed to be correct, their accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.

**Overage Clause:**

An Overage Clause was added when the current owners purchased the land in 2018. Full details of the Overage Clause are available from the selling agent.





### Viewings:

Please contact the Selling Agent to make arrangements to view the land. Entry onto the property is permitted entirely at interested parties own risk.

**TENURE** Freehold with vacant possession.

### LOCAL AUTHORITIES

District and Planning:

South Kesteven District Council, St Peter's Hill, Grantham, Lincolnshire  
Call: 01476 406080

Water:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA  
Call: 08457 919155

County & Highways:

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

Internal Drainage Board:

Black Sluice Internal Drainage Board, Station Road, Swineshead, Boston,  
Lincolnshire, PE20 3PW  
Call: 01205 821440

### PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: 16424**

### ADDRESS

R. Longstaff & Co. LLP, 73b Abbey Road, Bourne, Lincolnshire, PE10 9EN