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SPALDING AGRICULTURAL / LEISURE: 01775 765536 www.longstaff.com



FOR SALE BY PRIVATE TREATY

PERMANENT GRASSLAND, PONDS AND RIVER FRONTAGE

Lying on the South Side of Bourne Road, West Pinchbeck, Spalding, Lincolnshire

TOTAL AREA: Approximately 30.94 Acres (12.52 Hectares)

Lot 1 - AVAILABLE & Lot 2 - (SOLD SUBJECT TO CONTRACT)

SPALDING 01775 766766

BOURNE 01778 420406

GRANTHAM 01476 565371

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



GENERAL INFORMATION AND DESCRIPTION

The land has been permanent grass for many years and includes the River Glen bank. It has the additional benefit of a number of ponds, an extensive and long river frontage to the River Glen and is fenced partially for stock. The total length of the road frontage is some 1.1 miles, running south westwards along the A151 parallel with the River Glen and ends a short distance east of Guthram Bridge.

The sale provides the opportunity to acquire mature grass which is very well sheltered from Bourne Road with a mixture of mature hardwood trees including ash, birch and alder along with extensive mature roadside frontage with additional screening hedging. The environment created within the area of land for sale provides an ideal opportunity for those seeking an environmentally friendly property which offers considerable scope for a wide variety of compatible uses from traditional livestock grazing to other environmentally friendly pursuits subject of course to any necessary regulatory or other planning consent being obtained.

LOCATION

The land runs south westwards along the A151 parallel with the River Glen and ends a short distance before Guthram Bridge.

The land is for sale as a whole or in 2 lots. There are two access points onto the A151, one into each Lot. The approximate position of these access points/gateways is shown on the plan attached to these Particulars.

WAYLEAVES AND EASEMENTS

There is a single electricity pole with overhead wires which cross the south western end of Lot No. 2.

PUBLIC RIGHT OF WAY

We understand that there is a public right of way along the full length on top of the River Glen bank (of both Lots).

SPALDING FISHING CLUB

Spalding Fishing Club have certain prescribed access points from Bourne Road to access their fishing rights on the River Glen.

SOILS

The soils are of the Wallasea 2 series which are described as deep stoneless clayey soils, calcareous in places and some deep calcareous silty soils. The land is currently down to permanent grass and has been for many years.

LAND GRADE

According to the Land Classification Map of England and Wales, the majority of the land is Grade 2.

TENURE

The land is For Sale with the benefit of freehold tenure and vacant possession.

DRAINAGE RATES

Drainage Rates are payable to the Black Sluice IDB.

UPLIFT/OVERAGE CLAUSE

A previous Vendor reserved a right of overage/clawback/uplift payment of 30% of any increase in value that occurs as a consequence of planning consent being granted for a non-agricultural or non-equestrian use of any part of the land. The commencement is 21st February 2022 and therefore the 30 year term for this uplift clause runs to 22nd February 2052. A copy of the uplift clause provision is available and can be forwarded upon request from the Vendor's Agents.

PLANS, AREAS AND SCHEDULE

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey National Grid Plans 1 : 2500, 1 : 10000 and the Rural Land Registry 1 : 5000 scale plan. The plans included in these Particulars are published for convenience and / or identification only and although believed to be correct, the accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied himself / themselves as to the description and extent of the property and the ownership of the boundaries. Information regarding the areas of land are taken from computer based mapping system and reflect the Registered Title of the land. The plan contained within these Particulars is not to scale and is for identification purposes only. A copy of the Registered Title plan is also available for inspection subject to prior arrangement with the Vendor's Agents.

Whilst all of this information is believed to be correct, the accuracy cannot be guaranteed. A purchaser/s will be deemed to have carried out such checks as they may wish to verify as to the description and the extent/area of the property now being offered for sale.

APPARATUS AND SERVICES

The Agents are not aware of any services connected to the land. If a purchaser/s requires services they should make their own specific enquiries direct to the relevant utility service providers as to the availability, cost and practicality of connection (if possible).

SCHEDULE

		Acres	Hectares
LOT No. 1.	Area edged red on plan	17.90	7.2 (AVAILABLE)
LOT No. 2.	Area edged green on plan	13.04	5.27 (SOLD, SUBJECT TO CONTRACT)
TOTAL		<u>30.94</u>	<u>12.47</u>

GUIDE PRICE

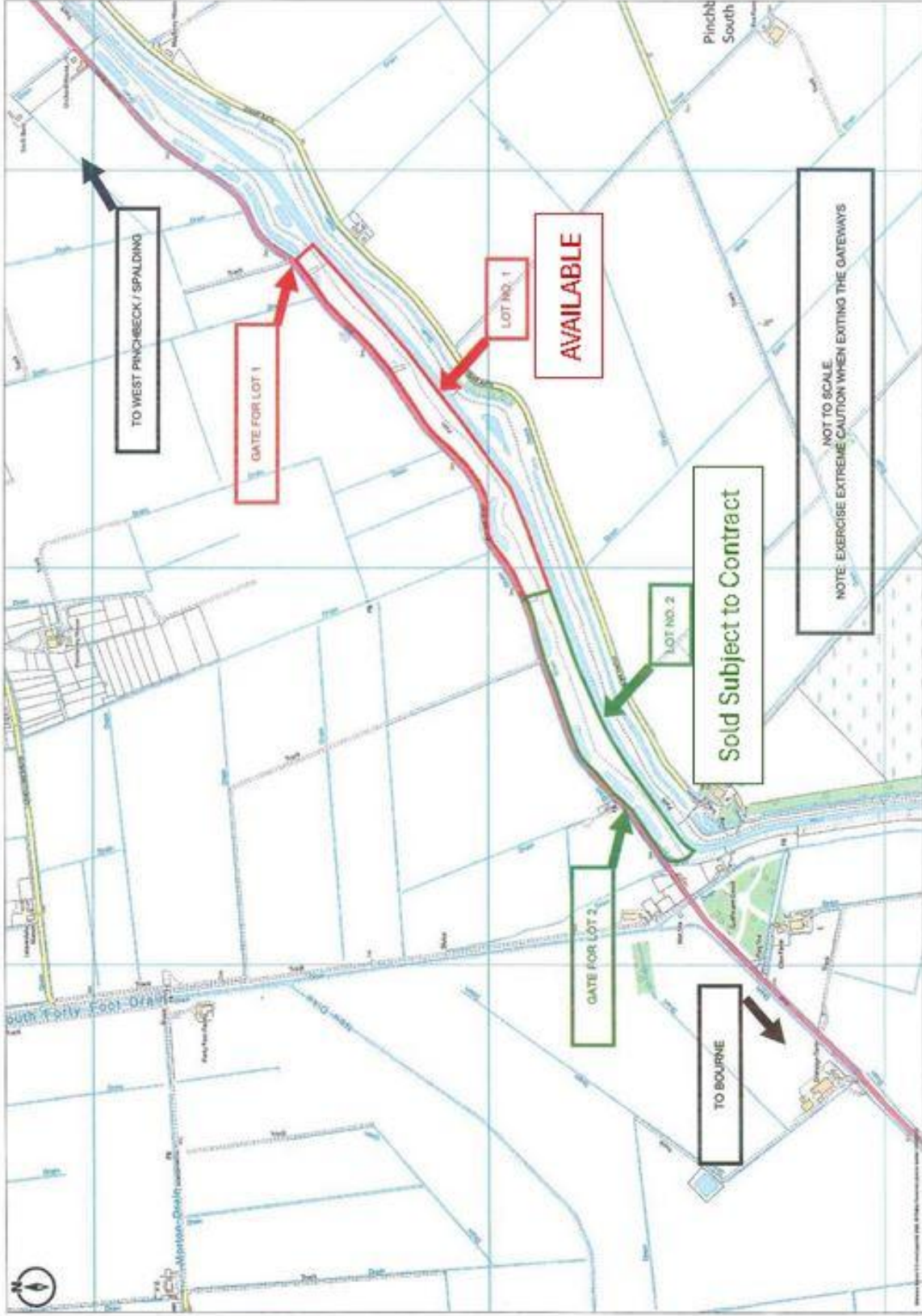
Lot No. 1	£ 85,000 (Eighty-Five Thousand Pounds)
Lot No. 2	£ 62,000 (Sixty-Two Thousand Pounds)

VIEWING

Viewing may take place at any time with a set of these Sale Particulars to hand. However, it is vitally important that the following matters are strictly adhered to:-

The land is stocked from time to time, particularly with cattle (although not at present). Livestock can be dangerous, and you are advised to take great care when entering any parts of the land – you enter entirely at your own risk. Please do not take any dogs with you as these can aggravate cattle and cause significant problems.

The A151 (Bourne Road) is a busy road and you should exercise extreme care upon parking and leaving the various gateways.



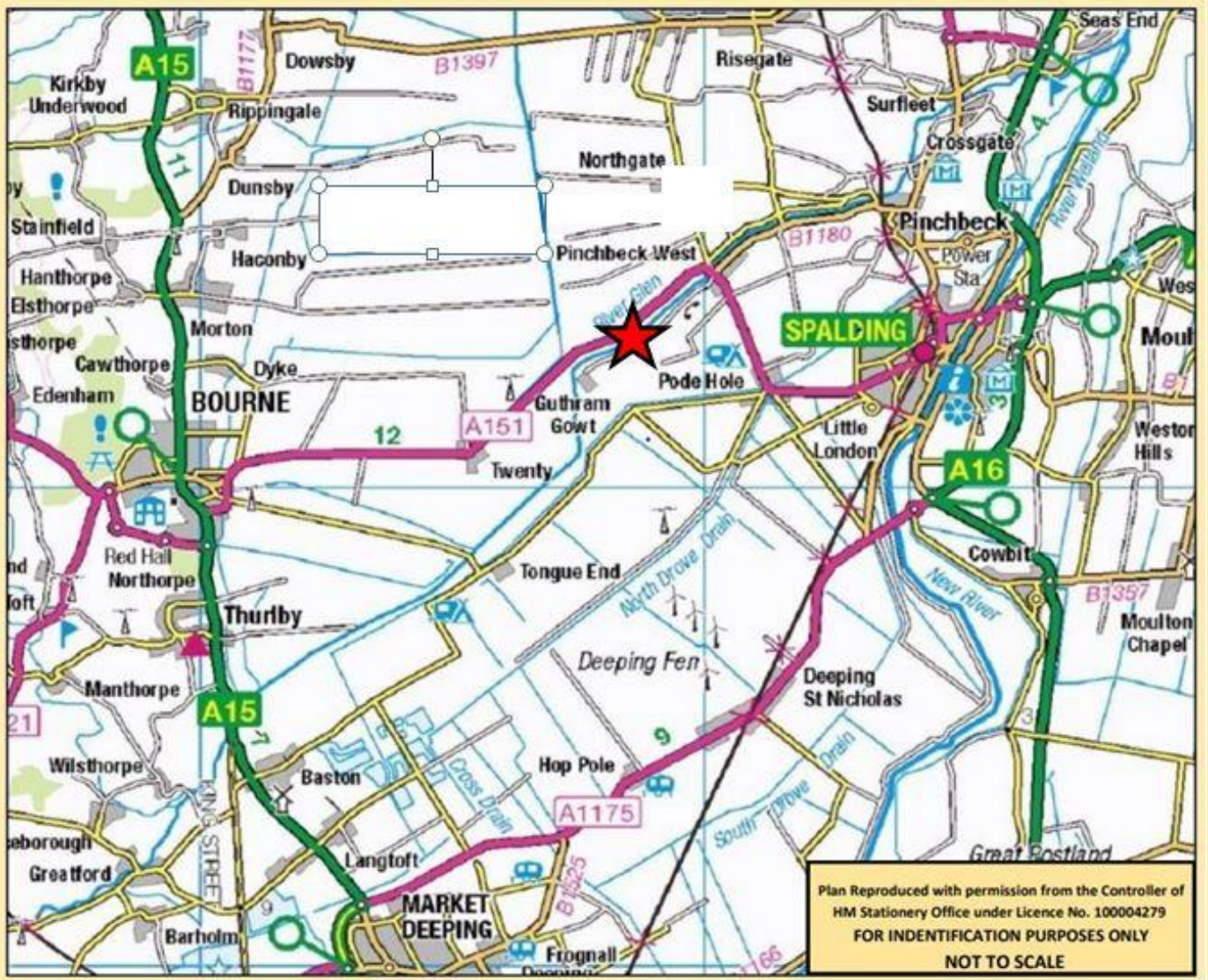
Address: 1111...
 Phone: 08 9411 1111
 Email: info@promap.com.au

Promap
 LANDSCAPE ARCHITECTURE





LOCATION PLAN



LOCAL AUTHORITIES AND UTILITIES

<u>District & Planning:</u>	South Holland District Council, Priory Road, Spalding, Lincolnshire PE11 2XE CALL: 01775 761161
<u>Water and Sewerage:</u>	Anglian Water Customer Services, PO Box 10642, Harlow, Essex CM20 9HA CALL: 08457 919 155
<u>County & Highways:</u>	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222
<u>Internal Drainage Board:</u>	Black Sluice Internal Drainage Board, Station Street, Swineshead, Boston, Lincolnshire, PE20 3PW CALL: 01205 821400
<u>Electricity:</u>	Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk CALL: 0121 623 9007

Ref: S11067 (April 24)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

The photographs were taken during 2022 and the particulars were prepared in December 2022.

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