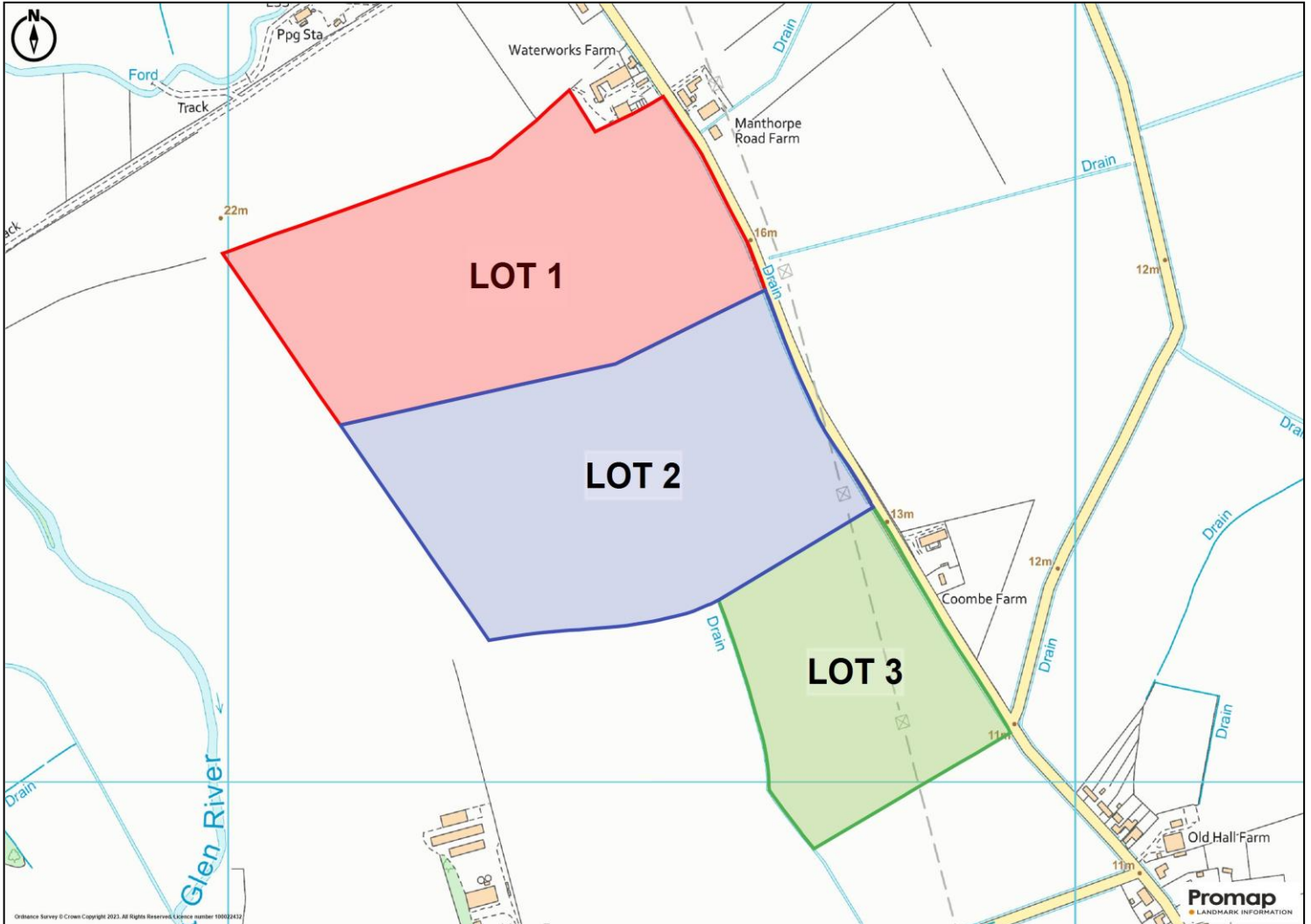


EST 1770



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SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



**35.689 HECTARES (88.18 ACRES) OR THEREABOUTS OF AGRICULTURAL LAND AT
MANTHORPE ROAD, WILSTHORPE, STAMFORD, LINCOLNSHIRE
AVAILABLE IN THREE LOTS OR AS A WHOLE**

LOT 1- 13.878 Hectares (34.29 Acres) Guide Price: £310,000

LOT 2 - 14.334 Hectares (35.42 Acres) Guide Price: £320,000

LOT 3 – 7.477 Hectares (18.47 Acres) Guide Price: £175,000

BEST AND FINAL OFFERS BY 12 NOON ON WEDNESDAY 20th MARCH 2024

Freehold with Vacant Possession

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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

**LOCATION:**

The land is located to the north of Wilsthorpe village. Wilsthorpe is situated to the northeast of Stamford along A1175 and south of Bourne via the A15.

Access to Lot 1 can be located using the What 3 Words location **///unto.shorten.laugh**

Access to Lot 2 can be located using the What 3 Words location **///demoted.bypassed.overhead**

Access to Lot 3 can be located using the What 3 Words location **///laminated.shifters.glares**

DESCRIPTION:

The land comprises of three endlosures of arable land extending to a total of approximately 35.689 hectares (88.18 acres). The land was previously split into three endlosures and is being offered For Sale in three lots or as a whole.

Lot 1 (the northern parcel adjoining the land to the south): Comprises of approximately 13.878 hectares (34.29 acres) coloured red.

Lot 2 (the southern parcel adjoining the land to the north): Comprises of approximately 14.382 hectares (35.54 acres) coloured blue.

Lot 3 (the southern parcel to the west of Wilsthorpe Lane): Comprises of approximately 7.477 hectares (18.47 acres) coloured green.

The land is classified as Grade 2 on the Land Classification Map of England and Wales and is of the 'Wickham 2' and 'Curdrige' Soil Series according to the Soil Survey of England and Wales 1983.

All Lots are accessible from Manthorpe Road.

TENURE AND POSSESSION:

The land is offered for sale freehold with vacant possession available upon completion or earlier by arrangement.

TENANTRIGHT:

Unexhausted manorial values, post-harvest cultivations or growing crops (if applicable) will be charged for as appropriate at the time of completion or early possession, whichever shall be the sooner. More details are available upon enquiry from the Selling Agents.

BASIC PAYMENT 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 purchaser will be required to adhere to Cross Compliance Regulations for the 2023 Basic Payment Claim year up until the 31st December 2023 and will be required to indemnify the seller for any non-compliance that results in any penalty or reduction of the Basic Payment.

SUSTAINABLE FARMING INCENTIVE/STEWARDSHIP SCHEMES:

The land is entered, with other land, into an SFI agreement with an end date of the 31st December 2026. There are no physical options/stewardship features on the subject land. It is envisaged that the land would be withdrawn from the scheme at the point of any sale. The selling agents will discuss all SFI details with interested parties as part of negotiations.

NITRATE VULNERABLE ZONE:

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

SERVICES:

No services are connected to the farmland.

ABSTRACTION LICENCE:

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

SPORTING RIGHTS, MINERALS & TIMBER:

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

OUTGOINGS:

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

WAYLEAVES, RIGHTS OF WAY, EASEMENTS AND PYLONS:

The Land will be sold subject to and offered with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements and all wayleaves, whether referred to specifically in these particulars or not. It should be noted that there is an electricity pylon situated in the field marketed as Lot 2, close to the entrance of the field. An annual payment is received in respect of this.

LAND DRAINAGE:

We are not aware of any recent Land Drainage schemes having been carried out.

CROPPING SCHEDULE

LAND REGISTRY TITLE NO.	ORDNANCE SURVEY NUMBER	HECTARES	ACRES	RPA ELIGIBLE AREA (HA)	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
TF0814 4634	LL2204546	13.878	34.29	13.878	Oilseed Rape	Winter Wheat	Spring Barley	Winter Wheat	Winter Barley	Oilseed Rape
	Pt. LL313388	14.334	35.42	14.382	Oilseed Rape	Winter Wheat	Spring Barley	Winter Wheat	Winter Barley	Oilseed Rape
TF0814 7311	Pt.LL313388	7.477	18.47	12.33	Oilseed Rape	Winter Wheat	Spring Wheat	Winter Wheat	Winter Barley	Oilseed Rape
	FARM TOTAL	35.689 Hectares	88.18 Acres	The total farm area has been calculated using the Promap Ordnance Survey System which gives a slightly smaller total area than the area mapped by the Rural Payments Agency.						

METHOD OF SALE:

The land, Lot 1, Lot 2 and Lot 3 are offered For Sale by Private Treaty as a whole with a price guided at £805,000, subject to contract.

LOT 1- 13.878 Hectares (34.29 Acres) Guide Price: £310,000 – Subject to Contract

LOT 2 - 14.334 Hectares (35.42 Acres) Guide Price: £320,000 – Subject to Contract

LOT 3 – 7.477 Hectares (18.47 Acres) Guide Price: £175,000 – 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, Rural Land Registry and LPS Plans. 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.

DEVELOPMENT OVERAGE:

The vendor will retain the benefit of an uplift/dawback provision should the land be developed for any residential, renewable/solar use or any commercial use. For the avoidance of doubt, this excludes Glamping or Pods that may be granted (assuming that they are not available for permanent residential occupation), nor Equestrian or Canine leisure activities. The provision will be for the vendor to retain the benefit of any uplift in value consequent to a planning consent being granted or change of use within a period of 20 years at the rate of 30%.

VIEWING:

Parties need to make an appointment through the Selling Agents to view the land. Entry onto the property is permitted entirely at interested parties' own risk.

CONTACT:

R Longstaff & Co. LLP

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Tel: 01775 765536

Email: rdl@longstaff.com

www.longstaff.com

LOCAL AUTHORITIES:

District and Planning: South Kesteven District Council, St Peter's Hill, Grantham NG31 6PZ
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

Environment Agency: <https://www.gov.uk/government/organisations/environment-agency>

Ref: S11362

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.

