



# FOR SALE

Informal Tender

Approximately 75.14 Acres (30.41 Ha.)

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Productive land at  
Lenton, Nr Grantham, Lincolnshire

The sale offers a rare opportunity to acquire an area of productive arable land in a district where land rarely comes onto the open market

#### LOCATION

The land lies approximately 0.5 of a mile north of the village of Lenton and approximately 8 miles south east of Grantham.

#### DESCRIPTION

The land is divided into three parcels with 73.58 acres (29.78 ha.) of productive arable land that has produced a wide variety of crops including spring beans, sugar beet, spring barley and winter wheat and 1.56 acres (0.63 ha.) of permanent grass.

The land benefits from a concrete hardstanding on the eastern boundary where it adjoins the highway.

The soils have been classified as being of the Elmton 3 series being a shallow, well drained, brashy calcareous, fine loamy soils suited to the production of cereal..

#### ACCESS

There is excellent access to a Council maintained highway that forms the eastern boundary.

#### METHOD OF SALE

The land is offered For Sale by informal tender.

#### FOOTPATHS, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, public or private easements and wayleaves whether stated in these particulars or not.

#### TENURE

The land is freehold with vacant possession upon completion.

#### BOUNDARIES

The successful purchaser will acquire the land subject to the existing boundaries, together with the responsibility for maintenance thereof.

#### PLANS AND AREAS

The plan attached to these details and areas are provided in good faith and are for illustrative purposes only.

#### HOLDOVER/GROWING CROPS

The vendors reserve the right, at their sole discretion, to either take any crops they have established through to harvest or to transfer them to the purchaser. The transfer to the purchaser will be on the basis of the cost of establishment, according to the CAAV Guide to Costings, together with the cost of the seed, fertiliser and sprays that have been applied to the growing crop together with any enhancement.

#### BASIC PAYMENT SCHEME

The vendors will retain the delinked payment.

#### SPORTING AND MINERALS

All sporting and mineral rights, where owned, are included in the sale.

#### ENVIRONMENTAL STEWARDSHIP

The land has not been entered into any Environmental or Stewardship Scheme.

#### TENDER DATE

All offers must be forwarded to the agents office by 12 Noon on Friday, 5th April 2024 by completing the tender form.



### TENANTRIGHT

The vendor will not charge for any residual values of fertilisers and neither will the purchaser charge for any dilapidations.

### VAT

Should the sale of the land or any right attached to it become a chargeable supply for the purpose of VAT such tax will be payable by the purchasers, in addition to the purchase price.

### DRAINAGE CHARGE

The land lies within the Anglian region and is therefore subject to the Environment Agency drainage charge which for 2023/2024 amounted to 391.81 pence per ha.

### OVERAGE CLAUSE

There will be no Overage or Clawback.

### GUIDE PRICE

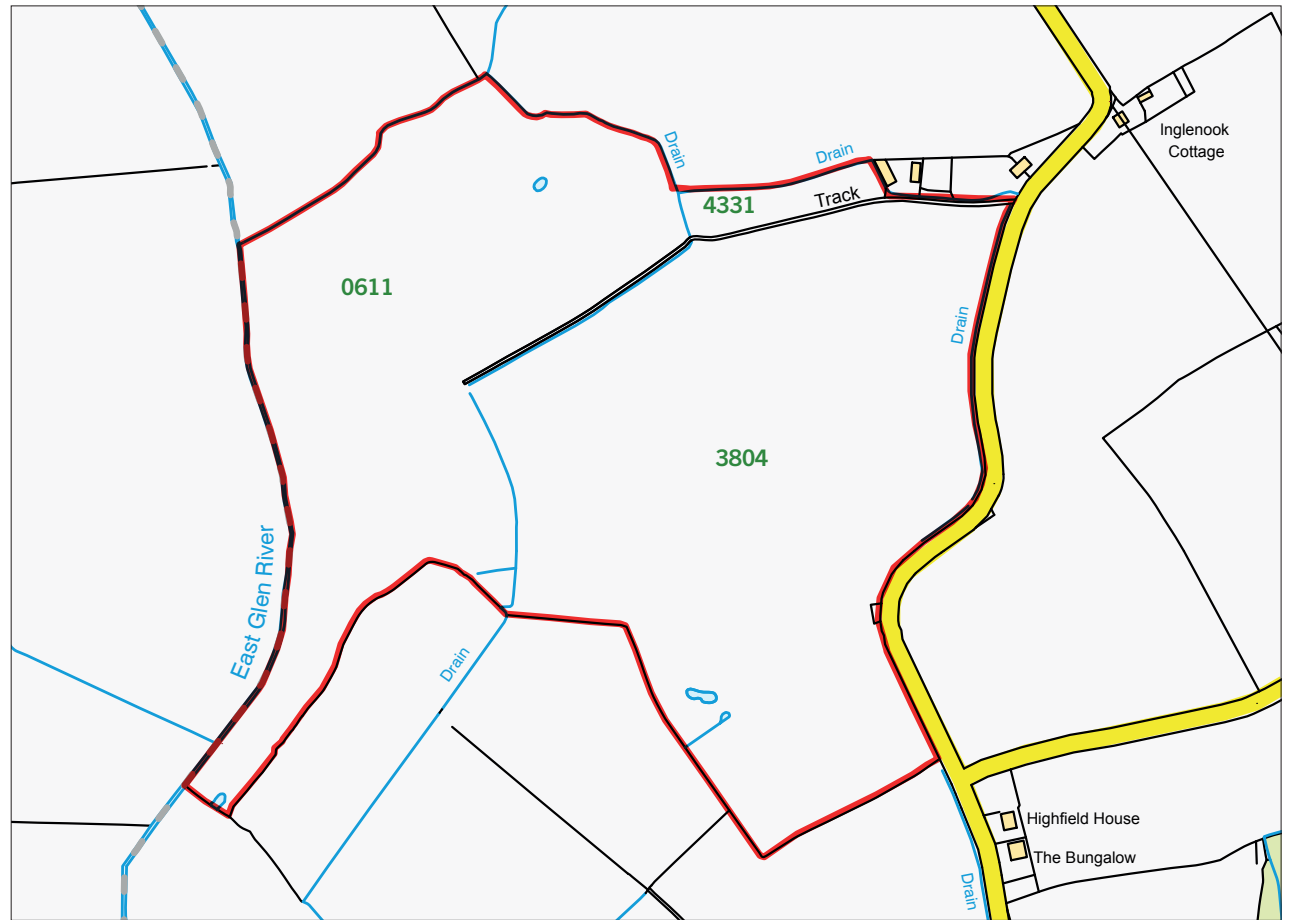
Guide Price is £600,000.00

### VIEWING

Potential purchasers may view the land on foot without a prior appointment provided they carry a copy of these sale particulars.

Those viewing the land are reminded it forms part of a working farm and therefore need to be aware there will be moving machinery and crops will have been sprayed and fertilised. Neither the vendors nor their agents are responsible for the safety of those viewing the property.

### SCHEDULE



| Plan No. | Field No. | Acres        | Hectares     | 2023                            | 2022                  | 2021                 | 2020                | 2019                           |
|----------|-----------|--------------|--------------|---------------------------------|-----------------------|----------------------|---------------------|--------------------------------|
| TF 0231  | 0611      | 30.02        | 12.15        | W. Wheat<br>S. Beet<br>T. Grass | S. Barley<br>T. Grass | W. Wheat<br>T. Grass | T. Grass<br>Fallow  | W. Wheat<br>T. Grass<br>Fallow |
| TF 0231  | 3804      | 43.56        | 17.63        | S. Beet                         | W. Wheat              | W. Wheat<br>Fallow   | S. Barley<br>Fallow | W. Wheat<br>S. Beans           |
| TF 0231  | 4331      | 1.56         | 0.63         | P. Grass                        | P. Grass              | P. Grass             | P. Grass            | P. Grass                       |
|          |           | <b>75.14</b> | <b>30.41</b> |                                 |                       |                      |                     |                                |



#### VENDORS AGENT

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#### VENDORS SOLICITOR

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Particulars Disclaimer:  
These particulars whilst believed to be accurate are set out as a general outline only and do not constitute any part of any offer or contract.

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has any authority to make or give representation or warranty in respect of the property.

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