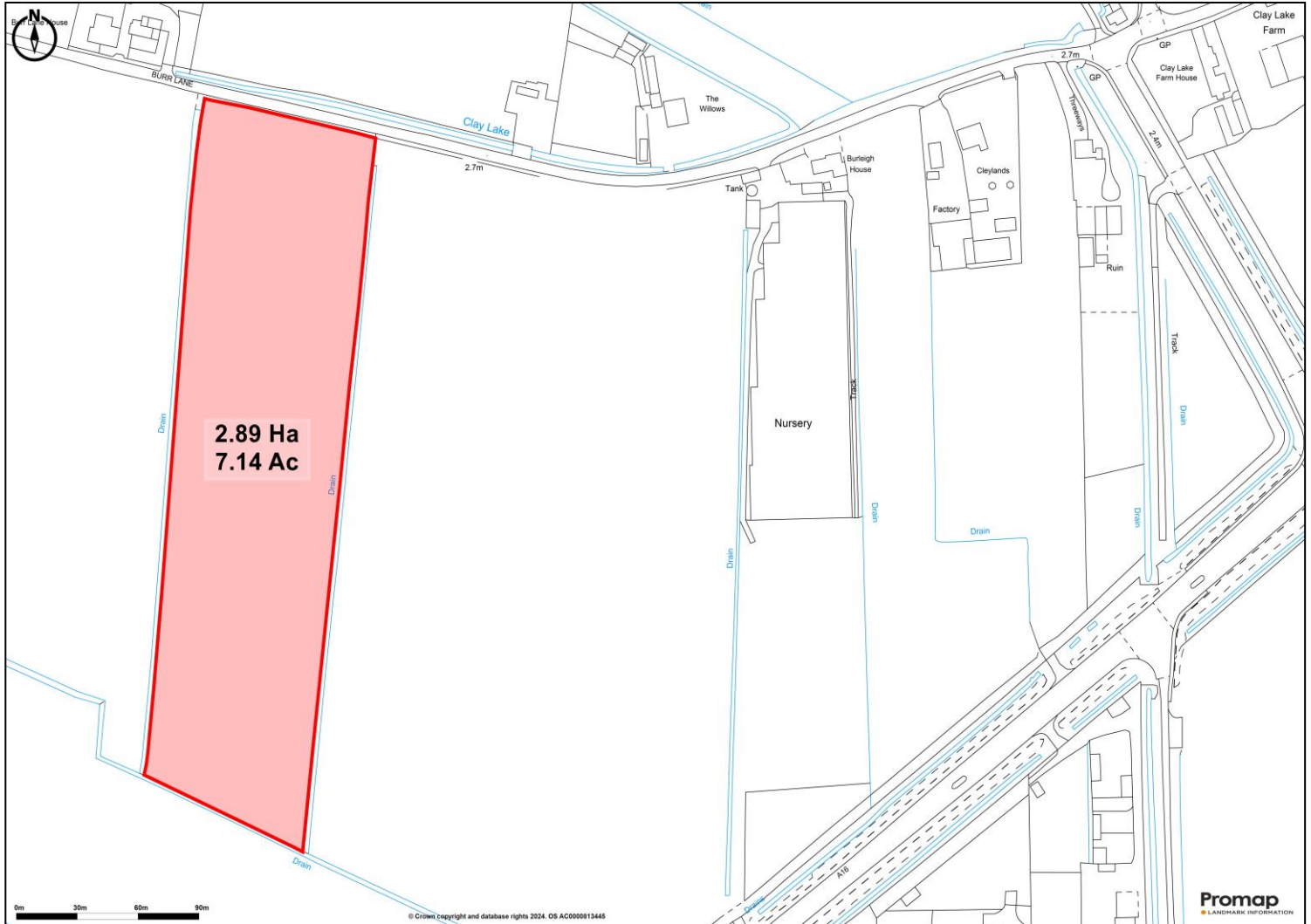


EST 1770



Longstaff.COM

SPALDING AGRICULTURAL: 01775 766766 www.longstaff.com



FOR SALE: GUIDE PRICE - £78,000

FREEHOLD SUBJECT TO CONTRACT

**2.89 HECTARES (7.14 ACRES) OR THEREABOUTS OF GRADE II
ARABLE LAND SITUATED OFF BURR LANE, SPALDING,
LINCOLNSHIRE**

SPALDING: 01775 766766

BOURNE: 01778 420406

GRANTHAM: 01476 565371

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

DESCRIPTION:

An opportunity to acquire 2.89 Hectares (7.14 Acres) or thereabouts of Grade II arable land, shown edged red on the attached Site Plan and coloured red on the attached location plan. The land is available freehold and with the benefit of vacant possession after harvest.

LOCATION:

The land is located on the South side of Burr Lane, Spalding, Lincolnshire. The land is approximately 1.5 miles south of Spalding with both lots being accessed from Burr Lane and easy access to the A16 Spalding Bypass.

What 3 Words Location: -

///record.ranked.goats

LAND AND SOILS CLASSIFICATION:

The land is classified as Grade II on the Land Classification Map of England & Wales. The land is further classified by the Soil Survey of England and Wales as being part of the Wallasea 2 Association of soils which is characterised as being “deep stoneless clayey soils. Calcareous in places. Some deep calcareous silty soils” capable of growing “winter cereals and some sugar beet, potatoes, cereals and field vegetables.”

SCHEDULE OF AREA AND BACK CROPPING:

RPA Field Number	Title Numbers	Area		2024	2023	2022	2021	2020
		Ha	Acres					
7124	LL343550	2.89	7.14	Maize	Maize	Potatoes	Maize	Maize
	LL351094							
	LL351095							

ACCESS:

The land can be accessed via Burr Lane, Spalding, with the land being situated to the south.

UNDER-DRAINAGE:

We are not aware that the land has been under-drained in recent times, if at all.

OVERAGE PROVISION:

The land is being sold subject to an existing Overage Provision which states that 35% of any uplift in value above the existing use value, will be payable to previous owners of the land. This Overage Provision runs until the 22nd April 2054. The Overage trigger is the implementation of any Planning Permission for any purpose other than agriculture. The Overage liability is for 35% of the increase in value to be payable to the original Vendor after deduction of reasonable Planning costs. If any further information is required regarding this, please contact the Vendors’ Agents.

TENURE:

The tenure of the land is Freehold with Vacant Possession being available after the 2024 crop of maize has been harvested.

SERVICES:

It is believed there are no services connected to the land. Neither the Vendor nor the Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the land as required.

RIGHT OF WAY, WAYLEAVES AND EASEMENTS ETC:

The land is 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. We are not aware of any Public Rights of Way which affect the land.

OUTGOINGS, DYKES AND DITCHES:

Where there are dykes or ditches, we believe they are private and do not, as far as we are aware, come within the responsibility of the South Holland Internal Drainage Board.

TENANTRIGHT AND DILAPIDATIONS:

There will be no claim for Tenantright and there will be no claim allowed against the outgoing tenant for Dilapidations (if any).

CONTRACTS AND QUOTAS:

There are no contracts or quotas included within the sale of the land.

SPORTING RIGHTS, MINERALS AND TIMBER:

The Sporting Rights are included in the sale as far as owned by the Seller. The mineral rights are included in the sale as far as owned by the Seller.

ENTITLEMENTS AND ENTRY LEVEL STEWARDSHIP:

Basic Payment has been claimed on the land and the Vendor will continue to receive the delinked payment. The land is not entered into any Stewardship Schemes.

DRAINAGE RATES:

Drainage rates are payable to the South Holland Internal Drainage Board.

BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the land.

VALUE ADDED TAX:

Should a sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such Tax will be payable by the Purchaser (s) in addition to the contract price. All Guide Prices quoted, or prices discussed are exclusive of VAT. In the event the property or any part thereof, any rights, contractors, or quotas or Entitlements become a chargeable supply for the purpose of VAT any such taxes will be payable in addition to the purchase price at the appropriate rate.

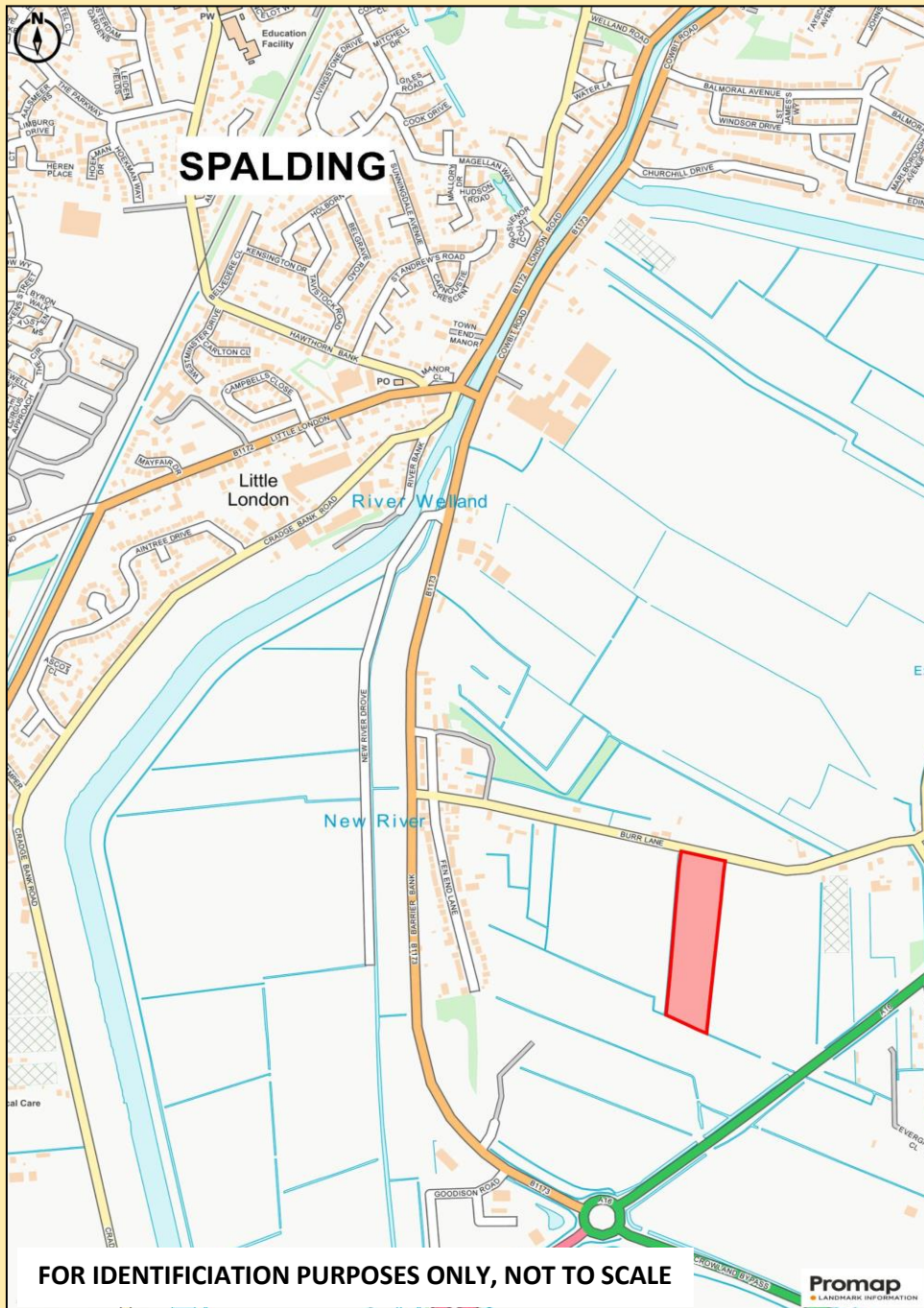
PLANS, AREAS AND SCHEDULES:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey Plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the 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.

VIEWING:

Viewing is possible during daylight hours with a set of these sales particulars to hand. Any parties viewing the land do so entirely at their own risk and are responsible for ensuring their own safety.

LOCATION PLAN



PARTICULARS CONTENT:

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area. The Plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE.

Investigations of both the Ordnance Survey (Metric Edition) Plans and digital mapping have been used to ascertain the area of the land offered for sale as accurately as possible, however interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered for sale and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.

These Sales Particulars were produced in May 2024.

LOCAL AUTHORITIES:

District & Planning: South Holland District Council:
Priory Road, Spalding, Lincolnshire PE11 2XE
CALL: 01775 761161

County & Highways: Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Ref: S11366

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.

CONTACT:

If any further information is required regarding the Land, please contact:
R. Longstaff & Co LLP., 5 New Road, Spalding, Lincolnshire, PE11 1BS
T: 01775 766766 Option 4
www.longstaff.com

Water: Anglian Water Customer Services
PO Box 10642, Harlow, Essex CM20 9HA
CALL: 08457 919 155

Internal Drainage Board: South Holland Internal Drainage Board
Marsh Reeves, Foxes Lowe Road, Holbeach PE12 7PA
CALL: 01553 819600