



LAND AT BRANCHES LANE, FLEET HARGATE

HOLBEACH | LINCOLNSHIRE

3.03 hectares (7.50 acres) of Highly Productive Grade 1 arable land

Freehold with Vacant Possession

For Sale as a Whole by Private Treaty

Guide £110,000

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BROWN & CO

Property and Business Consultants

DESCRIPTION

3.03 Hectares (7.50 Acres) of highly productive double cropping Grade 1 arable land.

LOCATION

The land is located on Branches Lane, Fleet Hargate, and is approximately 2 miles south east of the village of Holbeach and 7 miles east of Spalding, Lincolnshire.

LAND

The land is shown as Grade 1 on the Ministry of Agriculture's Land Classification of England and Wales, Sheet 124.

The Soils of Boston and Spalding District Plan show the soils as being Wisbech series, described as coarse silty calcareous alluvial gley soil capable of growing the full range of combinable crops, potatoes and the most demanding horticultural crops. Previous cropping details are available from the Selling Agent.

TENURE AND POSSESSION

The property is freehold and vacant possession will be given upon completion.

METHOD OF SALE

The property is offered for sale by private treaty as a whole: Offers should be sent to Brown & Co, 5 Oakwood Road, Doddington Road, Lincoln, Lincolnshire, LN6 3LH or by contacting us on 01522 457800.

TENANT RIGHT

The Buyer(s) shall pay in addition to the purchase price the full amount of tenant right due to an outgoer in accordance with the prices and recommendations of Lincolnshire Association of Agricultural Valuers including where appropriate enhancement. There will be no counter claim or allowance made whatsoever for dilapidations of any kind.

SPORTING RIGHTS, MINERALS & TIMBER

These are included in the sale so far as they are owned, subject to statutory exclusions.

WAYLEAVES, EASEMENTS RIGHTS OF WAY

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not in these particulars.

OUTGOINGS

Drainage rates are paid to the South Holland District Internal Drainage Board. The current year's rates will be apportioned on completion.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are included in the sale. The Buyer/s will be responsible for Cross Compliance for the 2021 claim and will indemnify the Sellers against any losses as a result of a breach of Cross Compliance Regulations.

OUTGOINGS

Drainage rates are paid to the South Holland District Internal Drainage Board. The current year's rates will be apportioned on completion.

VALUE ADDED TAX

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey date using Promap Digital Data. The plan is published for illustrative purposes only and although is believed to be correct, its accuracy is not guaranteed.

VIEWING & HEALTH AND SAFETY

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Selling Agents.

Viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SITE PLAN



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.