

Chartered Surveyors

FOR SALE

BY

INFORMAL TENDER

**APPROXIMATELY 35 ACRES (14.17 HA.)
OF
HIGHLY PRODUCTIVE ARABLE LAND**

AT

**BARKSTON
NR GRANTHAM
LINCOLNSHIRE**



**CLOSING DATE FOR TENDERS:
12 NOON ON FRIDAY, 22ND JULY 2022**

Tel: 01476 565371 Web: www.egbproperty.co.uk
24 St. Peter's Hill, Grantham, Lincolnshire, NG31 6QF

PARTNERS: C R M Longstaff FRICS FAAV, R D Longstaff BSc (Hons) MRICS FAAV, K R Longstaff BSc (Hons) MRICS FAAV, R A Start MSc BSc (Hons) Agric MRICS FAAV,
A S Parkinson BSc (Hons) MRICS, AGRICULTURAL SURVEYOR: Geoffrey Bishop MRICS FAAV.

All correspondence is issued on the basis of being "Subject to Contract" unless specified otherwise.

SALES PARTICULARS

The sale of the land offers a rare opportunity to acquire a block of productive arable land with excellent access in a district where land very rarely comes to the open market.

Location

The land lies to the east of Barkston with access directly onto Minnett's Hill which forms the southern boundary.

Description

The land comprises a single enclosure of productive arable land being level well drained and of a convenient size and shape for modern agricultural practises and machinery.

The land was classified by the Ministry of Agriculture, Fisheries & Food as being Grade 2/3. The soils have been identified by the Soil Survey of England as being of the Banbury Series being a well drained, brashy, fine and course, loamy soil suited to the production of winter cereals, oilseed rape and sugar beet.

Access

Access is obtained from Minnett's Hill which forms the southern boundary.

Tenure

The land is freehold with vacant possession upon completion.

Schedule

<u>Plan No.</u>	<u>Field No.</u>	<u>Eligible Ha.</u>	<u>Total RPA Area in Ha.</u>	<u>Total Acres</u>	<u>Harvest 2022</u>	<u>Harvest 2021</u>	<u>Harvest 2020</u>
SK 9341	PT. 8658	Est. 14.17	Est. 14.17	Est. 35.01	W. Wheat	W. Wheat	O.S.R.
		Est. 14.17	Est 14.17	Est. 35.01			

Boundaries

The land being sold forms part of a larger field and the vendor will arrange for demarcation posts to be erected on this boundary after 2022 harvest along the line A to B as the attached plan.

Basic Payment Scheme

The occupiers of the land will submit a claim and retain the income under the Basic Payment Scheme for 2022.

The purchasers will enter into an undertaking to honour the Cross Compliance requirements of the outgoers Basic Payment Scheme from the date of completion through to 31st December 2022.

The purchase price will include the transfer of 14.17 entitlements.

Plans and Areas

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

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.

Tenantright

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

Drainage Charge

A general drainage charge is payable to the Environment Agency which for the period from the 1st April 2021 to 31st March 2022 was at £2.79 per ha.

Viewing

Viewing may be undertaken on foot at any reasonable time of day during daylight hours by persons in possession of these sale particulars.

We remind those inspecting the land that it is part of a working farm and there is the possibility that agricultural machinery will be at work and crop protection products applied to the land.

Guide Price

The Guide Price is £275,000.

VAT

In the event that any part of the land is subject to VAT this will be payable by the purchaser, in addition, to the purchase price.

Offers

All offers should be made on the attached form and be returned to the agents office as set out below and no later than **12 Noon on Friday, 22nd July 2022.**

The vendor is not bound to accept the highest or any tender.

PLEASE MARK ENVELOPE IN TOP LEFT HAND CORNER "BARKSTON".

If you wish to ensure we have received your offer we suggest you write your initials on the back of the envelope.

Agent

Mr Geoffrey Bishop
Escritt Barrell Golding
is a trading name of R Longstaff & Co.
24 St. Peter's Hill
Grantham
Lincolnshire
NG31 6QF
Tel No.: 01476 541106
Mobile No.: 07712 771062
E-Mail: Geoffrey.Bishop@EBGproperty.co.uk

Vendors Solicitor

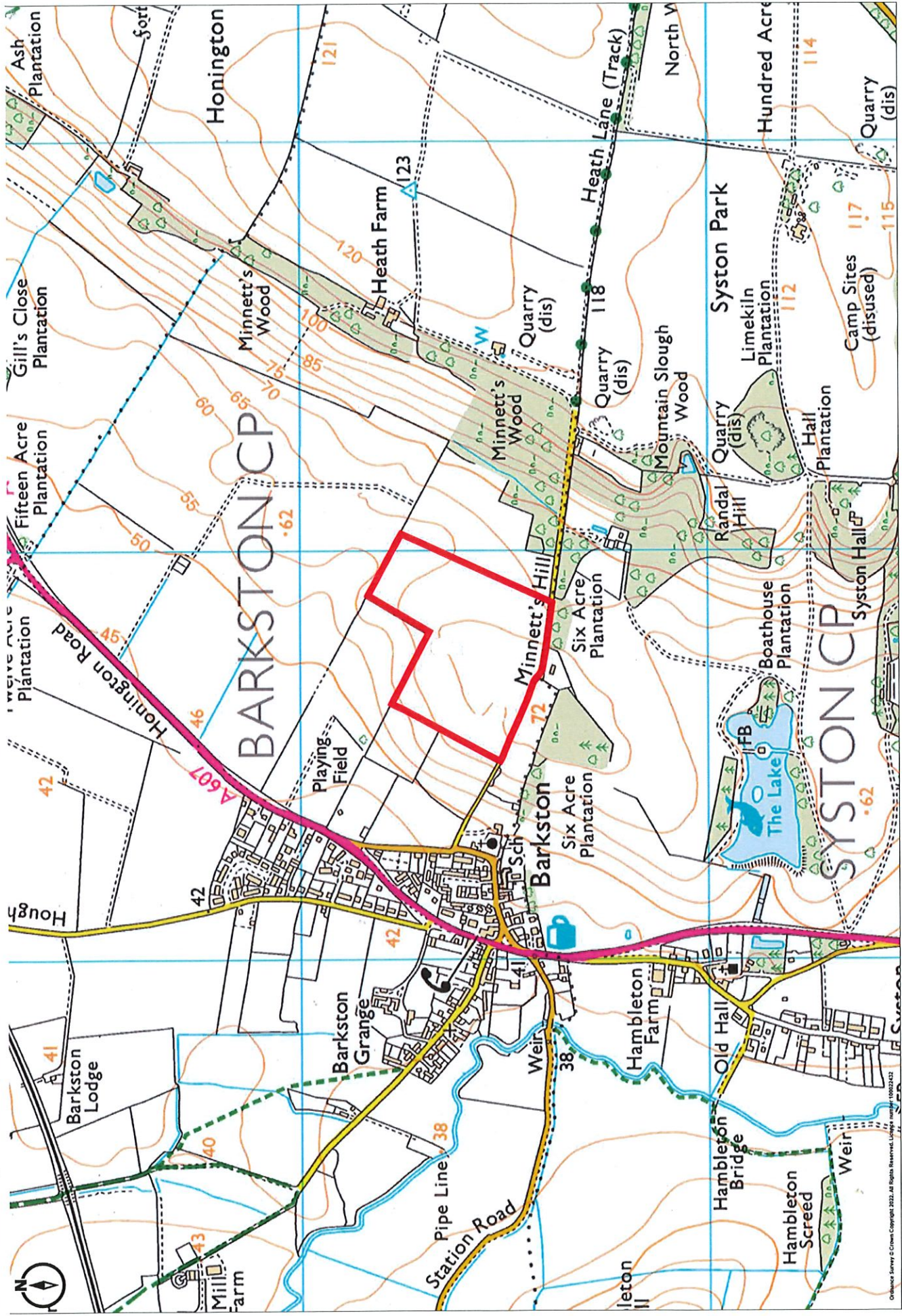
Mr Peter Sutherland
Larken & Co.
10 Lombard Street
Newark
Notts.
NG24 1XE
Tel No.: 01636 70333
E-Mail: peter.sutherland@larken.co.uk



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.

APPROX 35 ACRES (14.17 ACRES) OF LAND AT BARKSTON, GRANTHAM, LINCOLNSHIRE

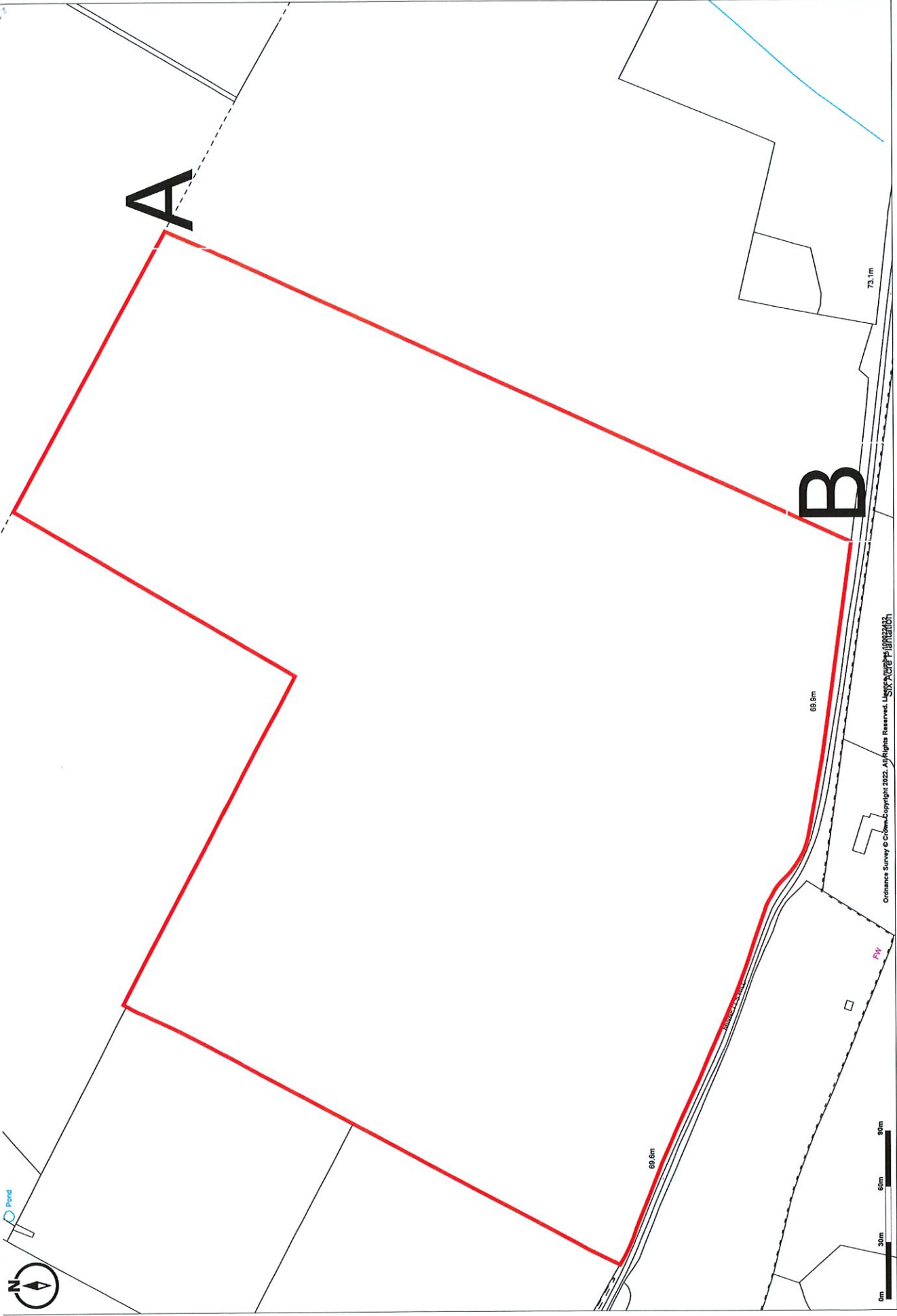


FOR IDENTIFICATION PURPOSES ONLY NOT TO SCALE

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Promap
LANDMARK INFORMATION

APPROX. 35 ACRES (14.17 Ha)
Of land at Barkston, Grantham, Lincolnshire



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Promap
LANDMARK INFORMATION

Escritt Barrell Golding
is a trading name of R Longstaff & Co.
24 St. Peter's Hill, Grantham, Lincs., NG31 6QF
Mr Geoffrey Bishop Tel No.: 01476 541106 or 07712 771062

**SUBJECT TO CONTRACT
FOR SALE BY INFORMAL TENDER
APPROXIMATELY 35 ACRES (14.17 HA.)
OF
HIGHLY PRODUCTIVE ARABLE LAND**

AT

**BARKSTON
NR GRANTHAM
LINCOLNSHIRE**

CLOSING DATE FOR TENDERS: 12 NOON ON FRIDAY, 22ND JULY 2022

Name:

Address:
.....
.....

Tel No.:

Mobile:

E-Mail:

Offer: £..... offer in figures and confirm offer in letters
(.....).
(We recommend the offer is for an odd figure in order to avoid possible duplication).

Please confirm if the sale is cash:

Cash (Please provide proof of funds)

Or

Please confirm if a loan is required in order to complete the purchase:

Subject to Finance

Please confirm if the purchase is funded by the sale of another property:

Purchase is funded by the sale of another property

Conditions

If the offer is subject to finance, please include a letter from your lender confirming the funds are available to support the offer.

- (1) For money laundering purposes the successful purchaser will be required to provide proof of identity once their offer is accepted. The proof of identity will be an up to date passport and driving licence together with an up to date utility bill with the purchasers full address.
- (2) The tender should not be made by reference to another bid or escalating bids.
- (3) Tenderers will be advised in writing as soon as practicable after the closing date for tenders of their success or otherwise.
- (4) The tender form must be returned to Escritt Barrell Golding, 24 St. Peter's Hill, Grantham, Lincolnshire, NG31 6QF by no later than **12 Noon on Friday, 22nd July 2022**. **All envelopes should be marked in the top left hand corner "BARKSTON"**. If you wish to ensure we have received your offer by the deadline we recommend you mark the back of the envelope with your initials.
- (5) **THE VENDOR DOES NOT UNDERTAKE TO ACCEPT THE HIGHEST OR INDEED ANY OFFER.**

Name of Purchasers Solicitor:

Address of Solicitor:
.....
.....

Telephone No.:

E-Mail:

DX: