

Chartered Surveyors

FOR SALE

BY

PRIVATE TREATY

**APPROXIMATELY 26.14 ACRES (10.58 HA.)
OF
GRAZING AND AMENITY LAND**

AT

**HARROWBY
NR GRANTHAM
LINCOLNSHIRE**



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24 St. Peter's Hill, Grantham, Lincolnshire, NG31 6QF

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

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

SALES PARTICULARS

The sale offers a rare opportunity to acquire two lots of productive grassland with associated amenity areas lying between Harrowby and Grantham.

LOT 1 – Edged in blue on the attached plan.

Description

Lot 1 comprises a single enclosure of grassland with an attractive area of woodland and water lying at its centre. The land could provide valuable grazing for horses or an opportunity to create an attractive amenity and wildlife environment.

Access

Access is obtained through the gate onto the lane on the south western boundary.

Water

Mains water is not connected.

Schedule

<u>Plan No.</u>	<u>Parcel No.</u>	<u>Acres</u>	<u>Ha.</u>	<u>Description</u>
SK 9336	PT. 6601	Est. 6.23	2.52	Pasture
SK 9335	6297	0.94	0.38	Wood
SK 9335	5402	0.32	0.13	Wood
		Est. 7.49	3.03	

Guide Price

The Guide Price is £85,000.



LOT 2 – Edged in red on the attached plan.

Description

Lot 2 comprises two fields of permanent pasture which provides valuable grazing for horses, cattle and sheep. On the eastern boundary there is a shelter/amenity belt.

Access

Access is obtained from Hall Lane on the southern boundary.

Water

Mains water is not connected.

Schedule

<u>Plan No.</u>	<u>Parcel No.</u>	<u>Acres</u>	<u>Ha.</u>	<u>Description</u>
SK 9336	PT. 7701	Est. 8.25	3.34	Pasture
SK 9336	7402	0.02	0.01	Trees
SK 9336	8106	0.82	0.33	Wood
SK 9336	PT. 5309	Est. 9.12	3.69	Pasture
		Est. 18.21	7.37	

Guide Price

The Guide Price is £150,000.



LOT 3 - Edged in green on the attached plan.

Description

Lot 3 comprises an area of amenity woodland with access being obtained from Hall Lane which forms the northern boundary.

The land could be managed to enhance its environmental potential or subject to obtaining planning consent may be suitable for alternative uses.

Schedule

<u>Plan No.</u>	<u>Parcel No.</u>	<u>Acres</u>	<u>Ha.</u>	<u>Description</u>
SK 9335	7180	Est. 0.44	Est. 0.18	Woodland

Guide Price

The Guide Price is £15,000.





General

Overage

Lot 1, Lot 2 and Lot 3 will be subject to an Overage Clause whereby for a period of 30 years from the date of completion 30% of any increase in value due to the earlier of implementation or disposal with the benefit of planning consent for a non-agricultural/equestrian use will pass to the vendors.

Basic Payment Scheme

There are no entitlements under the Basic Payment Scheme.

Plans and Areas

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

Sporting and Minerals

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

Environmental Stewardship

None of the land has 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 drainage charge is payable to the Environment Agency.

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 there will be livestock grazing and the possibility that agricultural machinery will also be at work. Therefore, those inspecting the land do so entirely at their own risk.

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 in writing to the vendors agent whose details are set out below.

Agent

Mr Geoffrey Bishop
Escritt Barrell Golding
is a trading name of R Longstaff & Co.
24 St. Peter's Hill
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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.

