

Stephen Knipe & Co

FOR SALE

North Meadow Road

BASTON

South Lincolnshire



29.14 acres (approx)

of restored former mineral extraction land

Offers invited

Guide price £150,000

Land Agents, Valuers & Surveyors

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP
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Introduction

An interesting and comparatively rare opportunity to acquire a block of restored former mineral extraction land which now comprises areas of grass, water and trees extending to 29.14 acres in total (approx). The land is likely to be of interest to wildlife and nature conservation bodies, developers requiring land to satisfy Biodiversity Net Gain requirements as well as those wanting land for amenity, mowing and/or grazing purposes.

Location

The land is located just to the east of Baston village and is accessed via North Meadow Road which is a track leading from Main Street, Baston.

Baston is approximately four miles south of Bourne and three miles north of Market Deeping.

Description

The land was originally arable land classified Grade 2 on the former MAFF Agricultural Land Classification map. It was described as being of river terrace and lacustrine gravel geology by the Soil Survey of England and Wales.

Minerals began to be extracted by Cemex UK Operations Ltd in 2015 and the land was restored and entered into a five year “aftercare” period in May 2023 (a copy of the aftercare details relating to the restoration of the land to agriculture and nature conservation is available upon request). According to information provided by Cemex many of the aftercare requirements are taken care of by the landowner farming the land with the remaining management by Cemex involving predominantly weed control and replanting (where necessary) on the peripheral features of the land.

Cemex remains responsible for the aftercare throughout the five year period (until 2028), at the end of which Lincolnshire County Council should sign the matter off through their monitoring report subject to the aftercare conditions and requirements being satisfactorily adhered to.

Tenure

Freehold with vacant possession upon completion (subject to the ongoing aftercare requirements outlined above).

Viewing

Viewing is permissible on foot by those in possession of a set of these sale particulars.

Plan

A plan is attached showing the land edged red. It is for identification purposes only.



