



7.43 Acres of Arable Land, Spilsby

£74,000



Willsons
— SINCE 1842 —

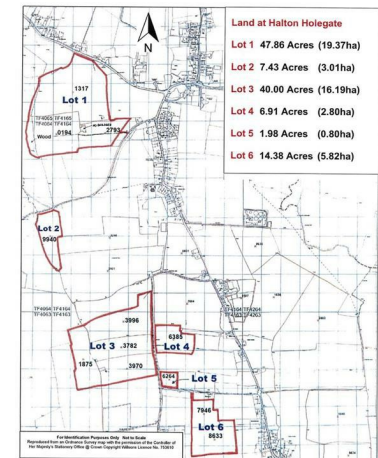
7.43 Acres of Arable Land, Halton Holegate, Spilsby, Lincolnshire, PE23 5PF

"AGENT'S COMMENTS"

Following the recent restructuring of Grange Farm, Willsons are pleased bring to the market Lot 2 - 7.43 acres (3.01ha) of Arable Land.

Guide Price: £74,000

LOCATION



Willsons

SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

DESCRIPTION

7.43 ACRES (3.01 ha)

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Lot 2 known as Gatehouse comprises a single enclosure of arable land with frontage and access onto Peasgate Lane which is a quiet country lane and this field may suit equestrian use (subject to planning). (Access - What3words: taking.lotteries.snacks).

HM Land Registry Title No: pt. LL278178

TENURE & POSSESSION

The land is Freehold and is being sold with Vacant Possession

GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales.

The soil type as defined by the Soil Survey of England and Wales as predominately Salop – Slowly permeable seasonally waterlogged reddish fine loamy over clayey, fine loamy and clayey soils associated with fine loamy over clayey soils with slowly permeable subsoils and slightly seasonal waterlogging.

The land is level lying.

RURAL PAYMENTS AGENCY

All of the land is registered with the Rural Payments Agency, however, there are no Basic Payment Scheme Entitlements included in the sale as they are no longer transferable.

STEWARDSHIP & SUSTAINABLE FARMING INCENTIVE SCHEME

None of the land is currently entered into any Stewardship or SFI schemes.

UNDERDRAINAGE

It is believed the land has an older drainage system.

BOUNDARIES

The land is clearly demarcated by boundary features, being predominantly hedges and ditches. The vendor will, to the best of their knowledge specific the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser is deemed to have full knowledge.

SERVICES

We are not aware that any services are connected to the land.

OUTGOINGS & NITROGEN VULNERABLE ZONES

Annual drainage rates for the land are payable to the Environment Agency. All the land lies within a Surface Water Nitrate Vulnerable Zone.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Lot 2 – Part of this Lot is crossed by a public footpath.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on the Ordnance Survey Plans and the Rural Land Register maps and although believed to be correct are for guidance and identification purposes only.

VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of these particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk. Important Notice: Part of the land is grazed by livestock, therefore please take extreme care when viewing and there must be no dogs or children present.

VAT

It is understood that the sale will not attract VAT, however, in the event that any of the property is sold subject to VAT, this will be payable in addition to the purchase price.

ANTI MONEY LAUNDERING

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

LOCAL AUTHORITIES

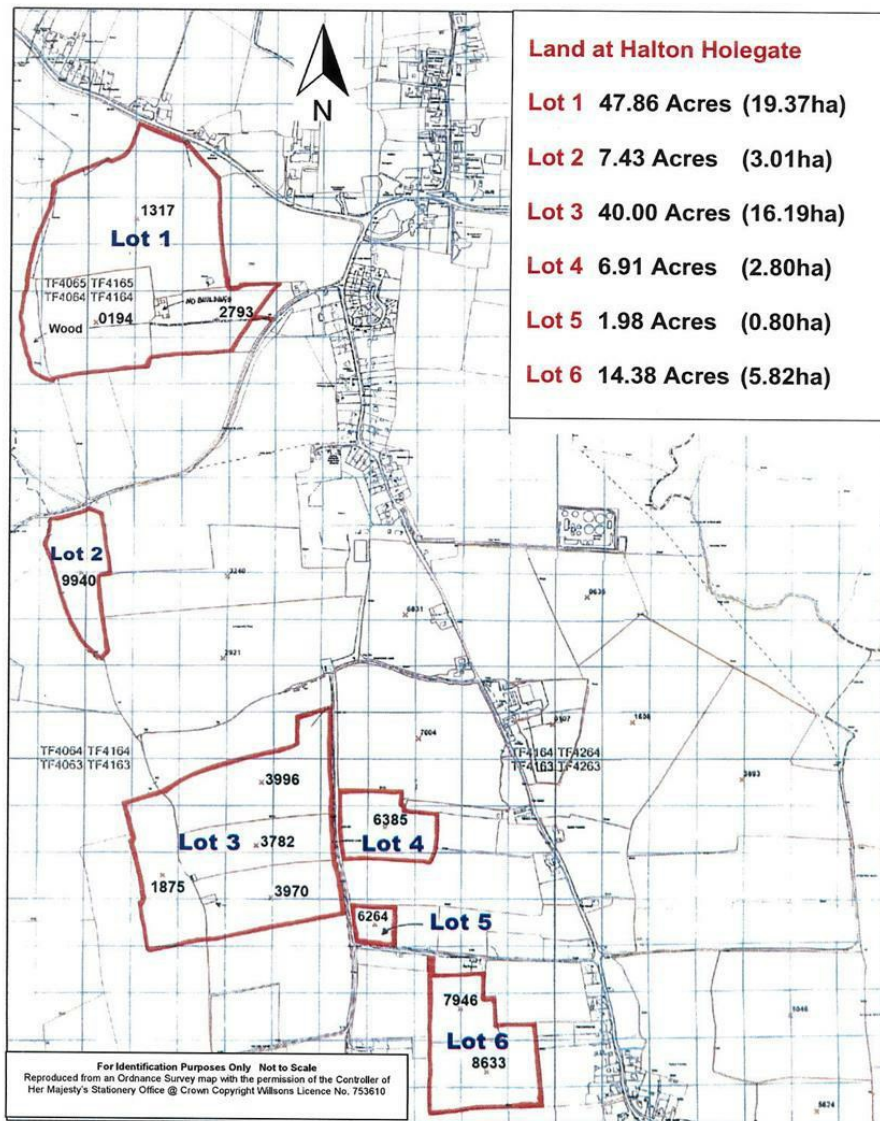
Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
Tel: 01522 552222

East Lindsey District Council, The Hub, Mareham Road, Horncastle LN9 6PH
Tel: 01507 601111

Witham Fourth District Internal Drainage Board, 47 Norfolk Street, Boston, Lincolnshire PE21 6PP – Tel: 01205 310088

Environment Agency, Ceres House, Searby Road, Lincoln LN2 4DW
Tel: 0370 850 6506





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

