

For Sale by Informal Tender
Closing Date: Friday 15th November 2024



1.14 Acres (or thereabouts) of Pastureland
Summergates Lane, Bratoft, Lincolnshire



1.14 Acres (or thereabouts)
of Pastureland
Summergates Lane, Bratoft,
Lincolnshire PE24 5BZ

“AGENT’S COMMENTS”

Willsons are pleased to bring to the market 1.14 Acres, or thereabouts, of Pastureland. The land is well shaped and in a good location benefitting from direct road frontage onto Summergates Lane.

The land lends itself for amenity use subject to obtaining the appropriate consents.

For Sale by Informal Tender

Guide Price: £20,000

Closing Date: 12 Noon, Friday 15th November 2024

FURTHER DETAILS FROM THE AGENTS

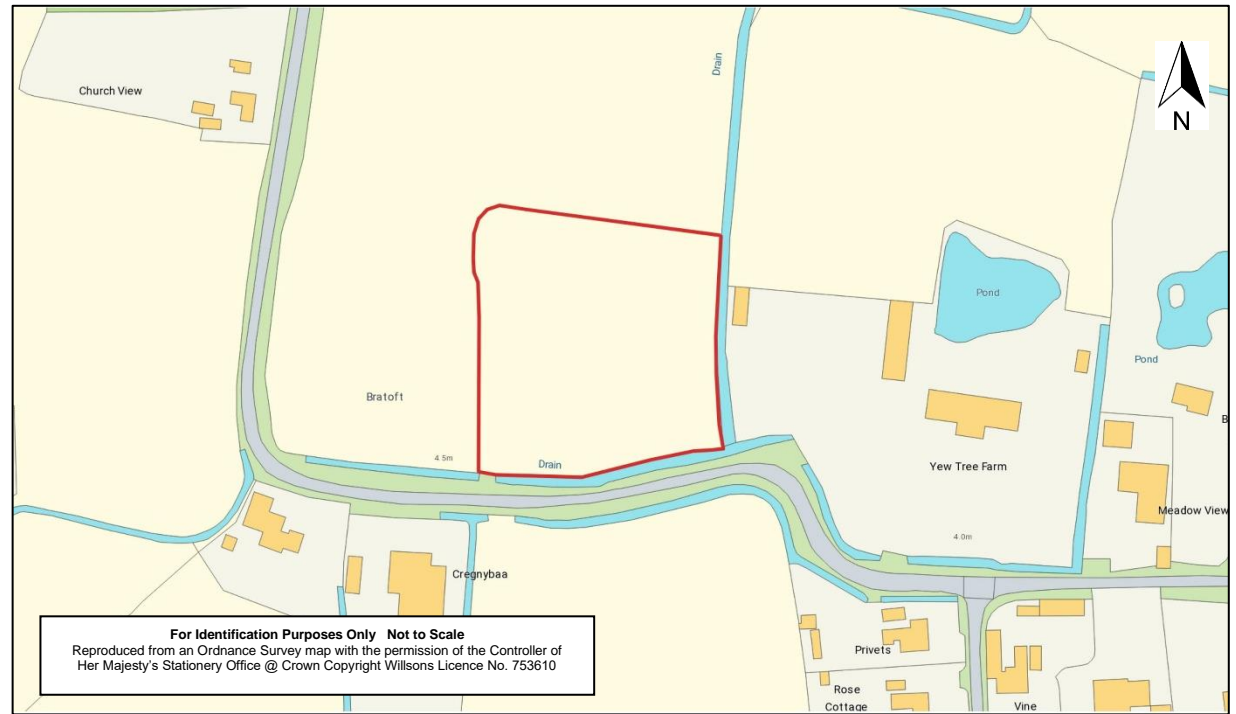
Willsons

16 Alghitha Road
Skegness
Lincolnshire
PE25 2AG

Contact: Lizzie Clarke

Tel: 01754 896100 **Mob:** 07397 104462

Email: l.clarke@willsons-property.co.uk



Willsons
SINCE 1842

SITUATION AND ACCESS

The land is situated in the Parish of Bratoft. The land has direct road frontage access onto Summergates Lane, being a publicly maintained highway.

The land is clearly marked with a 'For Sale' board, positioned at the opening to the field, which should aid with identification.

What3words: moon.stumps.simmer

TENURE & POSSESSION

The land is freehold and is being offered for sale with full vacant possession upon completion.

SERVICES

Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

GRADE, SOIL TYPE & TOPOGRAPHY

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

The predominant soil type in the area is Holderness as defined by the soil survey of England and Wales.

The land is level lying.

DRAINAGE RATES

Drainage rates for the land are payable to Lindsey Marsh Drainage Board, and the selling Agents will notify the Drainage Board of the change of ownership following completion.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Electricity poles and overhead cables cross the northern and southern boundaries of the land.

We are not aware of any other rights which affect the land, however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

HM LAND REGISTRY

The land is registered by HM Land Registry having title No. LL353810.

UNDERDRAINAGE

We are not aware that the land has been underdrained.

BOUNDARIES

The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register. The land is currently entered into a Countryside Stewardship Scheme.

NITRATE VULNERABLE ZONES

The land does lie within a surface water S376 Nitrogen Vulnerable Zone, as designated by the Environment Agency.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must be not relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.

LOCAL AUTHORITY

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

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

Lindsey Marsh Internal Drainage Board, Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

Environment Agency, Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

ANTI MONEY LAUNDERING

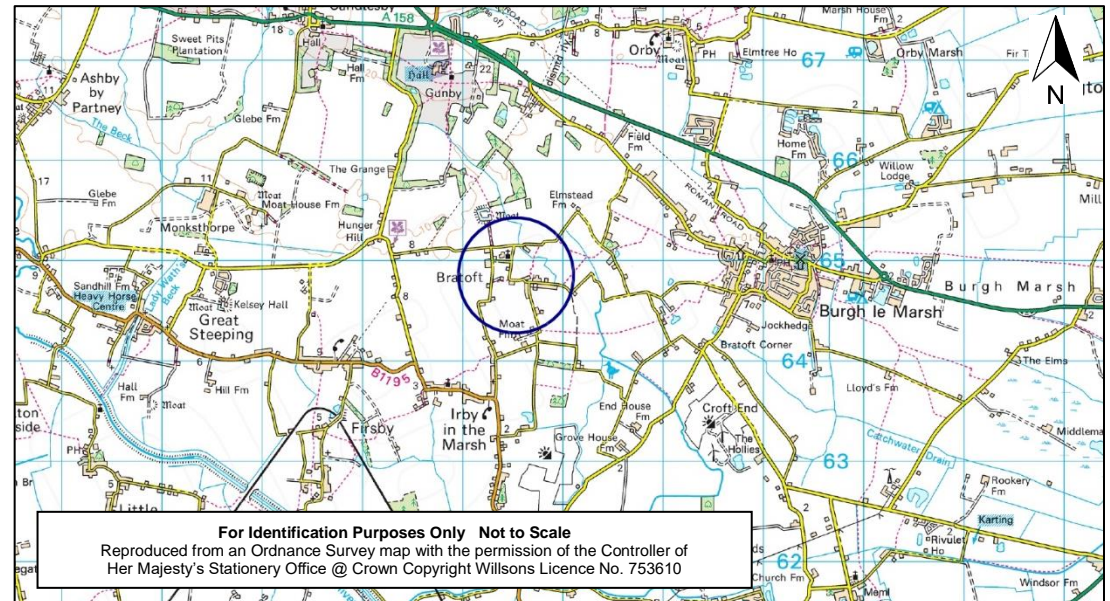
In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

METHOD OF SALE

The land is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form (with the terms on the reverse) in a sealed envelope marked “**Bratoft Tender**” in the top left hand corner to the Selling Agents to arrive no later than **12 noon on Friday 15th November 2024**

FAO: Lizzie Clarke **Tel:** 01754 896100 **Email:** l.clarke@willsons-property.co.uk

- It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The vendor does not undertake to accept the highest or indeed any particular offer.
- The purchaser will be required to provide proof of funds.



Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **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.



TENDER FORM



1.14 Acres (0.46ha) (or thereabouts) of Pastureland, Summergates Lane, Bratoft

Closing Date: 12 Noon, Friday 15th November 2024

I/We: (Buyer name(s) in full)			
Address: (in full)			
Telephone number(s):		Email address:	
Hereby offer(s) to purchase, subject to contract, the Lot(s) as identified below & confirm agreement to the terms of the tender procedure as detailed on the reverse of this Tender Form.			
1.14 Acres of Pastureland	In the sum of: £	Words:	
Summary of financial position:.....		PROOF OF FUNDS & PROOF OF ID WILL BE REQUIRED IF THIS TENDER IS ACCEPTED	
Solicitor name & address:	Telephone number(s):	Email address:	
<p>Submit Tender by Post or Email marked/headed 'Bratoft Tender' to: Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG I.clarke@willsons-property.co.uk</p>			