

For Sale by Private Treaty

Land at Toynton All-Saints – 7.40 Acres

Chapel Lane, Toynton All Saints, Near Spilsby, Lincolnshire, PE23 5AF

BELL

ROBERT BELL & COMPANY



7.40 Acres of Land

Chapel Lane, Toynton All Saints, Near Spilsby,
Lincolnshire, PE23 5AF

The opportunity to purchase an arable field over 7 acres, with road access on the edge of the village of Toynton All-Saints. The land has recently been ploughed.

The 7.40 acre field represents an opportunity to acquire a small field with potential for market gardening, amenity uses, paddock land or arable farming.

The land is in the middle of Toynton All Saints and is sold subject to an overage provision, as detailed below.

Available as a whole with vacant possession by Private Treaty.



LOCATION

The land is located in Toynton All-Saints, with access off Chapel Lane (leading to Peasgate Lane). The western edge of the field rises up the hill behind the church off Main Road.

What3wordslocation:

<https://w3w.co/weekends.leaves.inhabited>

Spilsby 2 miles

Horncastle 11 miles

Distances are approximate

GENERAL DESCRIPTION

A field with elevated position on the edge of Toynton All Saints with views to the coast. The field extends to 7.40 acres (sts) and there is road frontage and has recently been ploughed with small pockets of trees remaining.

The land offers potential for arable, environmental schemes, grassland, equestrian, market gardening, and amenity. Given its proximity to the village there are prospects for alternative uses, for example camping but subject to planning permission.

The land is shown as Grade III on the MAFF Land Classification and on the Soil Survey for England as; Salop; Reddish Till; slowly permeable seasonally waterlogged reddish fine loamy over clayey.

SCHEDULE

Ordnance Survey 1906 Edition

OS No.	Hectares	Acres
94	3.26	8.060
Less sold	(0.40)	(0.990)
Part 90	0.132	0.325
Total	2.992	7.395

ACCESS

The land has direct road frontage to Chapel Lane and there is a wide 10m plus access strip to the main field.

BOUNDARIES

The field is bordered by hedges with various fencing. Most of the boundary features are the neighbours. There is a less defined boundary to the south allowing the southerly views. Further details are available from the Agents.

CROPPING

The land has been unused for the past few years, however it has recently been cultivated.

SERVICES

There are no services to the land. Electric and water are nearby and prospective purchasers should make their own enquiries on the prospect of connecting to mains services.

TITLE AND TENURE

The land is currently unregistered. It is sold freehold with vacant possession.

OUTGOINGS

The land falls outside of a drainage board area. There are General Drainage charges payable to the Environment Agency of around £3/ha.

RURAL PAYMENTS

The land is not and has not been in any recent schemes. However, it could be registered for Countryside Stewardship (including woodland schemes) or Sustainable Farming Incentive.

PLANNING

The land is in the East Lindsey District. The land lies within open countryside and is currently agricultural. There is potential for other uses, such as garden land, amenity or leisure (subject to planning).

OVERAGE

The land is sold subject to an overage provision. Whereby the vendors and their successors in title shall be entitled to 50% of any uplift in value to the subject land as a result of the granting of planning consent for residential development, on each and every occasion for a period of 25 years from completion. The effective value based on the granting of planning consent on the date of consent being granted.

FOOTPATHS

There is a public footpath through the land and this is indicated on the plan below. The Vendor has permitted further access on the eastern boundary and this is shown

on the plan and is marked on the ground with signage. Being permissive it could be withdrawn.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

SPORTING, TIMBER AND MINERAL RIGHTS

The timber, mineral and sporting rights are included in the sale so far as they are owned. They are in hand.

VALUE ADDED TAX

It is understood that none of the land is elected for VAT.

VIEWING

Viewing is permitted during normal office hours when in possession of a set of these particulars. Parties viewing should note they are responsible for their own safety and accordingly view at their own risk.

METHOD OF SALE

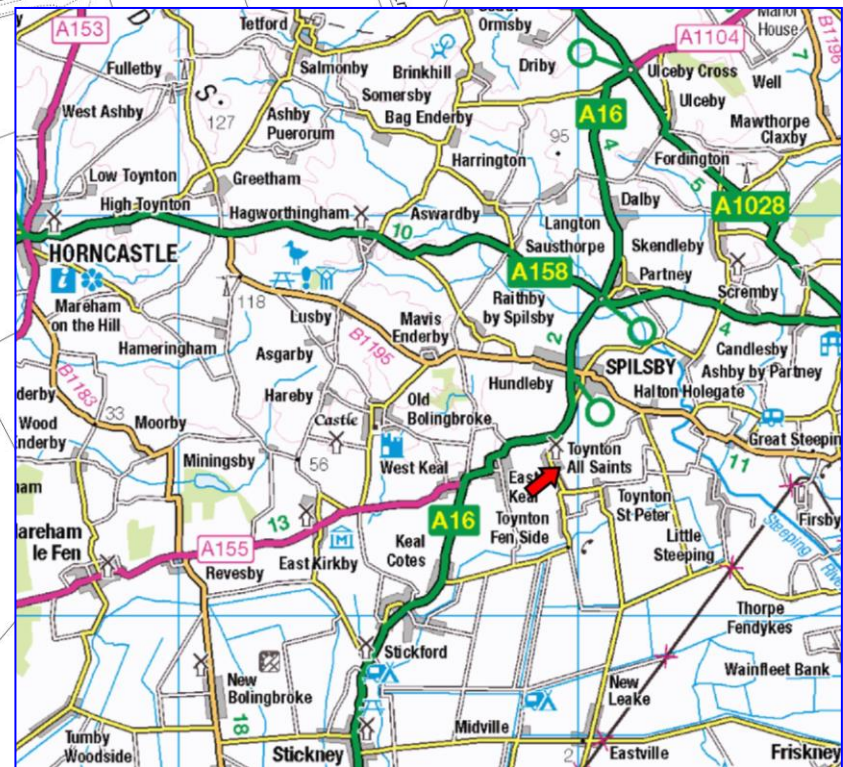
The land is offered for sale by private treaty as a whole.

Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

AGENT

Robert Bell & Company, Horncastle
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Tel: 01507 522222 option 4
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These particulars were prepared in February 2024.



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