

# For Sale by Informal Tender

Deadline 12 Noon Thursday 16<sup>th</sup> May 2024

Land at Tetford – 12.44ac Arable & 13.47ac Grass

Clay Lane, Tetford, Near Horncastle, Lincolnshire, LN9 6QL

**BELL**

ROBERT BELL & COMPANY



# 12.44ac Arable & 13.47ac Grass

Clay Lane, Tetford, Near Horncastle,  
Lincolnshire, LN9 6QL

Two neighbouring fields, one arable and one grass field, located on Clay Lane amounting to approximately 26 acres available in two lots by Informal Tender (deadline 16<sup>th</sup> May 2024)

The land is available with vacant possession and has potential (stpp) for equine, environmental and amenity uses, as well as continued agricultural use.

Lot 1 Keals Close 12.44 acres  
An arable field bordered by hedges, with access.

Lot 2 Greens Close 13.47 acres  
Single straightforward grass field bordered by hedges and fencing, with road frontage and mains water.

### LOCATION

The land lies on Clay Lane just out of Tetford and Little London. Tetford is 6 miles north-east of Horncastle.  
Louth - 9 miles  
(Distances are approximate)

## GENERAL DESCRIPTION

The fields are adjacent to each other, south of Clay Lane. Both fields are straightforward with easy access. On the edge of the settlement of Little London, Tetford.

The land is shown as Grade II on the MAFF Land Classification and on the Soil Survey for England as; Wickham 2; slowly permeable seasonally waterlogged fine loamy over clayey, fine silty over clayey and clayey soils.

The land is under-drained and plans are available from the agent.

## SCHEDULE

Ordnance Survey 1906 Edition

	OS No.	Hectares	Acres
Lot 1	231	2.28	5.645
	240	2.99	7.39
Lot 2	232	5.52	13.66

Land Registry

	Title No.	Hectares	Acres
Lot 1	Unregistered	5.27	13.035
Lot 2	LL224085	5.45	13.47

Rural Payments Agency

	TF number	Hectares	Acres
Lot 1	TF3375 9103	5.2	12.849
Lot 2	TF3475 0318	5.45	13.47

## CROPPING

Lot 1: 2024 Temporary Grass  
2023: Temporary Grass  
2022: Spring Barley  
2021: Spring Barley  
2020: Spring Barley

Lot 2: is permanent pasture, with light ridge and furrow at the far end of the field.

## ACCESS

The land has direct road frontage to Clay Lane, which is a privately owned track, with riparian ownership.

## BOUNDARIES

The land is bordered by hedges. There is barbed wire fencing as well as hedging in Lot 2.

## SERVICES

There is water to Lot 2 the grassland, with a trough. Electric is nearby and prospective purchasers should make their own enquiries on the prospect of connecting to mains services.

## DRAINAGE RATES

We do not believe any Drainage Board rates are applicable. Rates may be payable to the Environment Agency at a rate of approx. £3/ha.

## RURAL PAYMENTS

The land is registered with the Rural Payments Agency. There are no entitlements available. The land is not in any environmental agreement.

## PLANNING

The land is in the East Lindsey District. It is classified as agricultural. Purchasers should make their own enquiries on the possibility for alternative uses.

## TITLE AND TENURE

The property is sold freehold with vacant possession. Lot 1 is unregistered, Lot 2 is registered under title LL224085.

## HOLDOVER & EARLY ENTRY

It is anticipated that the Vendor will be permitted to take cuts off the grass leys (in the case Lot 1 no later than 30th August 2024). The vendor can graze the permanent pasture (Lot 2) until 31st October 2024. The purchaser will permit holdover as required at no charge to accommodate the above.

## TENANTRIGHT & DILAPIDATIONS

There will be no claim for Tenantright nor counter claim for dilapidations of any kind.

## 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.

There is a footpath that runs across both Lot 1 and Lot 2, the approximate location of the footpath is shown on the plan below as a green line. There is a gas main which crosses the land, the approximate location of which is shown on the plan in yellow. There is a right of way down the track on Lot 1 benefiting land to the west and south of Lot 1. This right of way is indicated in brown on the plan.

## SPORTING, TIMBER AND MINERAL RIGHTS

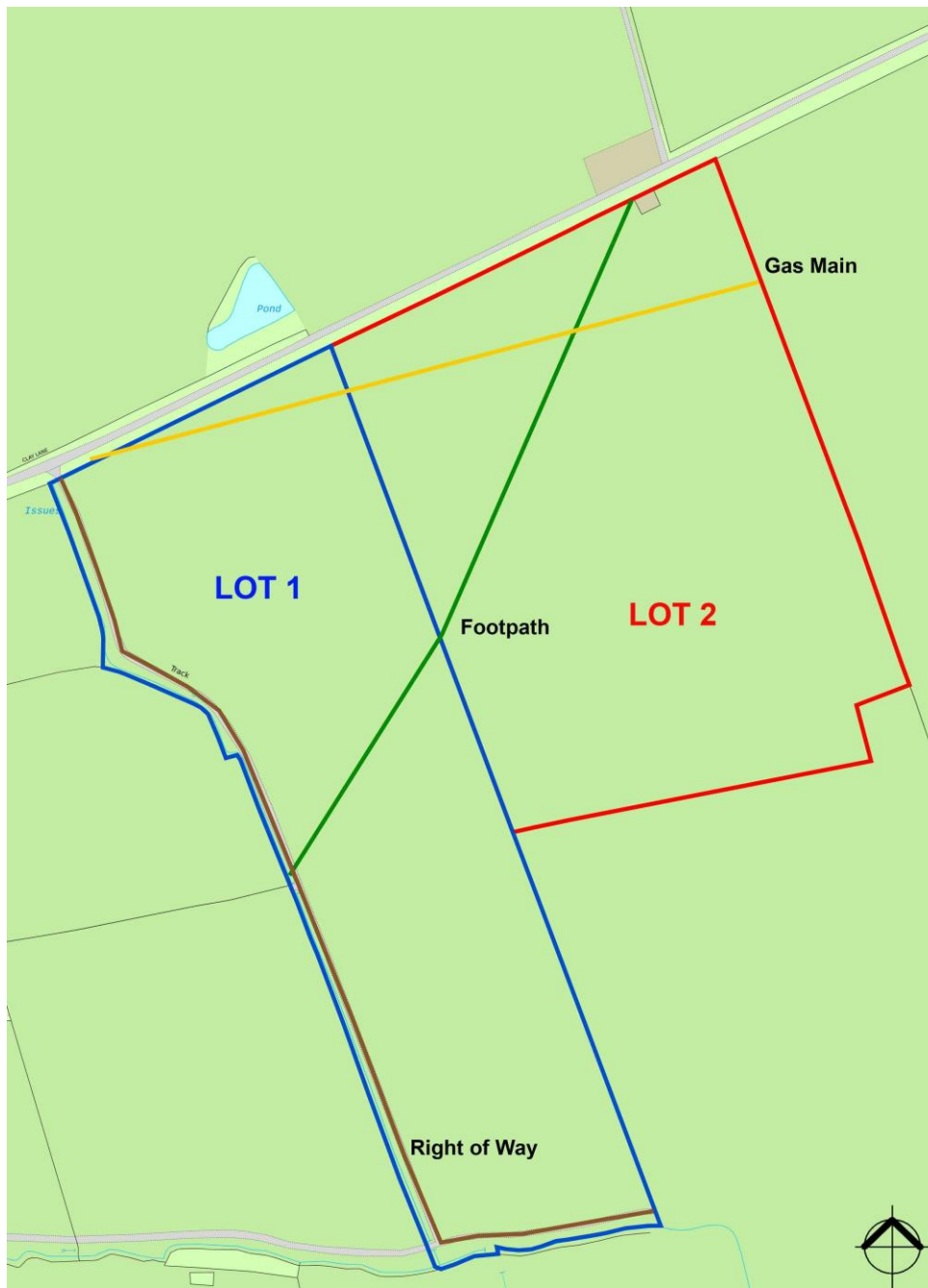
The timber, mineral and sporting rights are included in the sale so far as they are owned. They are in hand.

## 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. The exact location of the land can be found using what3words: <https://w3w.co/uniform.fall.trudges>



#### METHOD OF SALE

The land is offered for sale by informal tender in two lots. All offers are subject to the tender conditions provided on the tender form and are to reach the Agents by the deadline given.

#### ANTI-MONEY LAUNDERING

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.

These particulars were prepared in April 2024.

#### DISCLAIMER

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# INFORMAL TENDER FORM



**PROPERTY** Land at Clay Lane, Tetford – Lot 1: Keals Close and Lot 2: Greens Close

**TENDER DATE** 12 noon on Thursday 16<sup>th</sup> May 2024

I / We .....  
hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of the tender procedure, as described in the Agent’s accompanying particulars

LOT 1 – 12.44 acres arable in the sum of £.....

LOT 2 – 13.47 acres grass in the sum of £.....

The acquisition will be funded by: .....

Tenderer(s)  
Signature: .....

Tenderers Name: .....

Purchased in the  
name of .....

Address: .....

Telephone: ..... Email: .....

Solicitors: .....

Solicitors Email: .....

## Tender Conditions

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
  - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left hand corner TETFORD TENDER)
  - By attaching this form to [george@robert-bell.org](mailto:george@robert-bell.org) (subject TETFORD TENDER)
2. Tenders must be received no later than 12 noon on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. A deposit of 10% of the purchase price will be payable on exchange of contracts. With a double deposit due if early entry is required.
8. All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.