

For Sale by Informal Tender

Deadline 12 Noon Thursday 23rd May 2024



Grassland at Gipsey Bridge – 7 Acres

Canister Lane, Gipsey Bridge, Near Boston, Lincolnshire, PE22 7BT

BELL
ROBERT BELL & COMPANY



7 Acres of Grassland

Canister Lane, Gipsy Bridge, Near Boston,
Lincolnshire, PE22 7BT

The rare opportunity to purchase land on the edge of Gipsy Bridge. The land is grassland, with substantial road frontage within the village. It could suit a combination of amenity, environmental or equine uses, as well as agricultural grazing. There is road frontage and the boundaries are hedged

Available as a whole with vacant possession by Informal Tender (deadline 12 Noon on 23rd May 2024).

LOCATION

Located on Canister Lane, on the East of Gipsy Bridge.
The land is West of the A16.
Gipsy Bridge
Langrick 0.9 miles
Boston 5 miles
Distances are approximate

GENERAL DESCRIPTION

The land is grassland on the edge of the village, neighboured by residential property. The boundaries are hedged.

There is road frontage and an entrance suitable for vehicular access into the grassland from Canister Lane.

THE LAND

The land is shown as Grade II on the MAFF Land Classification and on the Soil Survey for England as; Wallasea 2.; Marine Alluvium, deep stoneless clayey soils, calcareous in places. Some deep calcareous soils silty soils. Flat land often with low ridges giving a complex soil pattern. Groundwater controlled by ditches and pumps.

SCHEDULE

Land Registry

Title No.	Hectares	Acres
LL341391	2.83	6.99

ACCESS

The land has direct road frontage to Canister Lane with an existing entrance.

BOUNDARIES

The field is bordered by hedges.

SERVICES

There is water to the land. Electric is nearby and prospective purchasers should make their own enquiries on the prospect of connecting to mains electric.

DRAINAGE RATES

The land falls within the Witham Fourth Drainage Board jurisdiction, for which there will be drainage charges.

RURAL PAYMENTS

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

PLANNING

The land is in the East Lindsey District. The land lies on the edge of Gipsey Bridge a medium village with school. There is no planning history on the land and it lies within flood zone 3. The land is currently agricultural and any change of use would be subject to planning permission.

OVERAGE

The vendor will include an overage on the land in the sale process, for 50% of any uplift in value due to residential planning permission that has been achieved, for a 25 year period.

TITLE AND TENURE

The property is sold freehold with vacant possession after the current grazing licence ends on 31st October 2024 unless agreed otherwise. The grazing fee is to be retained by the vendor. The land is registered and form part of the Title LL341391.

TENANTRIGHT & DILAPIDATIONS

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

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There are electrical wayleaves crossing the field.

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 informal tender as a whole. 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.

AGENT

Robert Bell & Company, Horncastle

F.A.O. Jessica Spurrier

Tel: 01507 522222 option 4

Email: jessica@robert-bell.org

kate@robert-bell.org

These particulars were prepared in April 2024.



DISCLAIMER

Robert Bell & Company for themselves and for vendors or lessors of this property give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.
- Intending Purchasers or Lessees should not rely on these particulars as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular to check for themselves; dimensions of land, rooms or buildings, use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase.
- These maps/plans are for identification purposes only. Reproduced from the Ordnance Survey Map with the permission of Her Majesty's Stationery Office. Crown Copyright Reserved. Licence No. ES759244
- Robert Bell & Company is the trading name of Robert Bell & Company Ltd. Registered office: Old Bank Chambers, Horncastle, Lincs, LN9 5HY. Registered in England & Wales. Registration number: 07461847

Old Bank Chambers, Horncastle, Lincs LN9 5HY

Tel: 01507 522222 Fax: 01507 524444

E-mail: landagency@robert-bell.org

robert-bell.org/agriculture





INFORMAL TENDER FORM

PROPERTY Land at Gipsey Bridge – 7 Acres

TENDER DATE 12 noon on Thursday 23rd 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

WHOLE – 7 ac in the sum of £.....

The acquisition will be funded by:

Tenderer(s)

Signature:

Purchasers Name:

Address:

.....

Telephone:..... Email:

Solicitors:

Tender Conditions

- 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 GIPSEY BRIDGE TENDER)
 - By attaching this form to george@robert-bell.org (subject GIPSEY BRIDGE TENDER)
- Tenders must be received no later than 12 noon on the tender date given.
- 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.
- 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.
- 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.
- 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.
- 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.
- All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.