

For Sale by Informal Tender

Deadline 2pm Friday 26<sup>th</sup> July 2024

Land at Blankney Fen – 0.15 Acres

Blankney Drove, Blankney Fen, Near Woodhall Spa, Lincolnshire, LN10 6XH

**BELL**





## 0.15 acres of Amenity Land

Blankney Drove, Blankney Fen, Near Woodhall Spa, Lincolnshire, LN10 6XH

The rare opportunity to purchase land close to the dwellings at Blankney Drove, nr Woodhall Spa. The land is sheltered grassland bordered by trees and hedges in a peaceful rural setting. It could suit a combination of amenity, small scale market gardening or environmental uses (stpp). The land is easily accessible on a quiet road, to which there is road frontage. There are 11KV electric lines crossing the field.

Available as a whole with vacant possession by Informal Tender (deadline 2pm on 26<sup>th</sup> July 2024).

Guide Price: £10,000

### LOCATION

Located on Blankney Drove between Woodhall and Martin, to the north.

Woodhall Spa 3.5 miles

Martin 5 miles

Horncastle 10 miles

Distances are approximate.

## GENERAL DESCRIPTION

The land is grassland.

Three of the boundaries are hedged and the boundary with the arable field is open, marked by an electric pole.

There is road frontage to Blankney Drove and an entrance suitable for vehicular access into the grassland.

## THE LAND

The land is shown as Grade II on the MAFF Land Classification and on the Soil Survey for England as;

Downholland 2; marine alluvium, Deep stoneless clayey or calcareous silty soils, mainly with a humose surface horizon. Flat land. Groundwater controlled by ditches and pumps. Suitable for growing cereals, potatoes, field vegetables and horticultural crops.

## SCHEDULE

The land measures approximately 0.15 acres.  
Area is subject to survey.

## ACCESS

The land has direct road frontage to Blankney Drove.

## BOUNDARIES

Three of the boundaries are hedged and the boundary with the arable field is open, marked by an electric pole.

## 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.

## DRAINAGE RATES

We do not believe that the land falls within a drainage board area. However General Drainage charges may be payable to the Environment Agency of around £3/ha.

## RURAL PAYMENTS

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

## PLANNING

The land is in the North Kesteven District. The land lies within open countryside and is currently agricultural.

## TITLE AND TENURE

The property is sold freehold with vacant possession. The land is unregistered.

## TENANTRIGHT & DILAPIDATIONS

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

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There is an electrical wayleave, 11KV electric lines, 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.

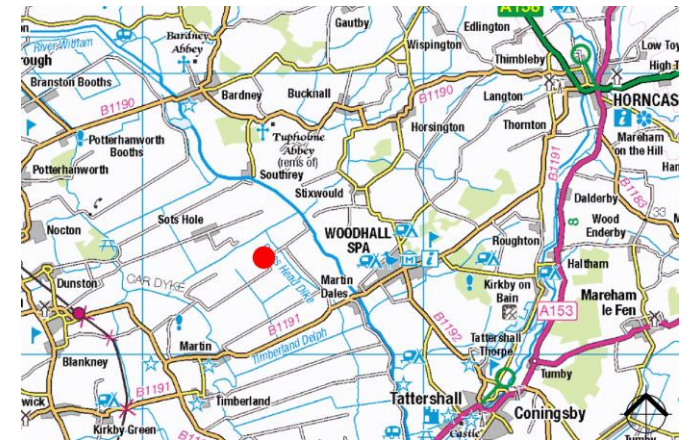
## ANTI-MONEY LAUNDERING

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.

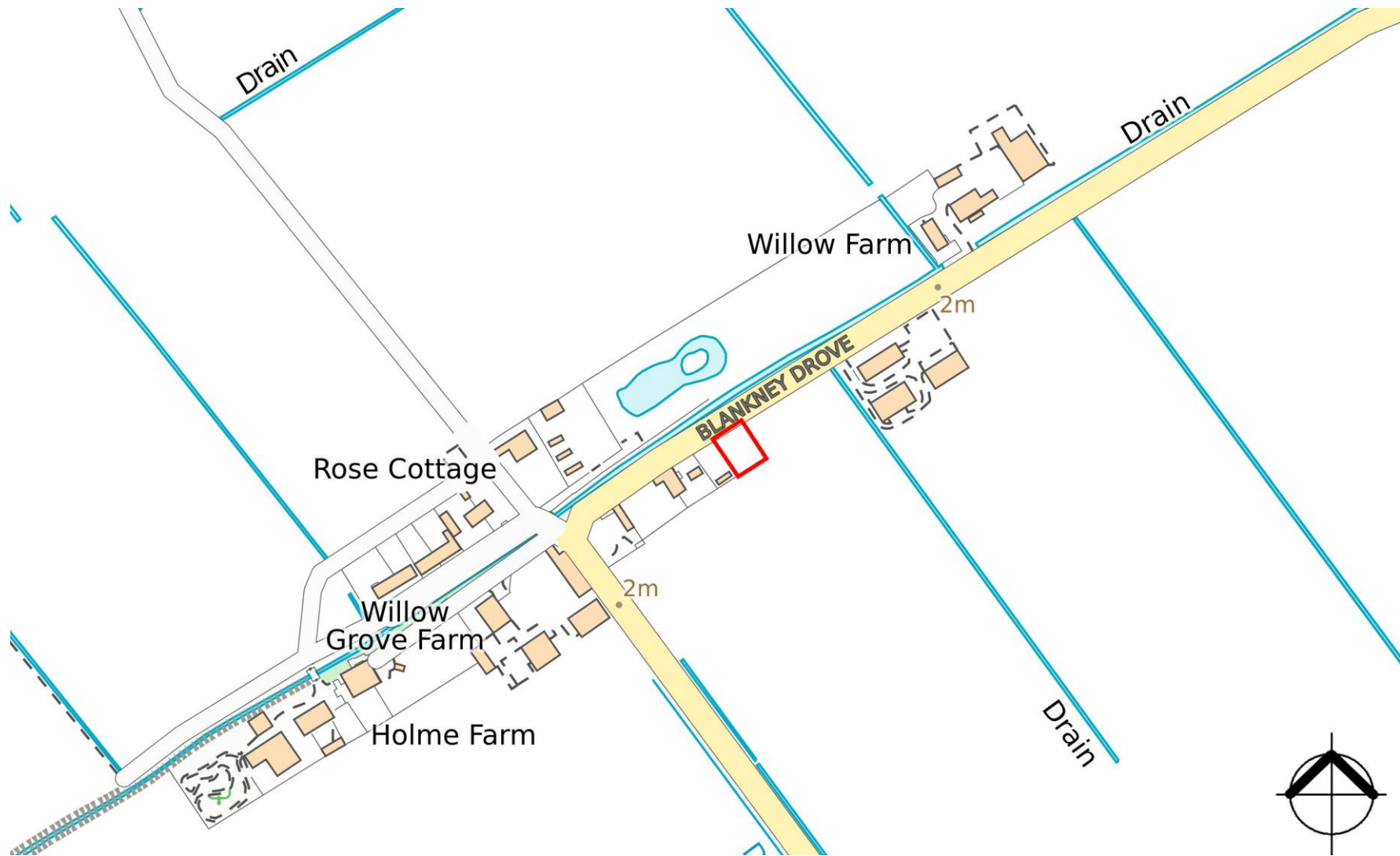
## AGENT

Robert Bell & Company, Horncastle  
F.A.O. Robert Bell  
Tel: 01507 522222 option 4  
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[kate@robert-bell.org](mailto:kate@robert-bell.org)

These particulars were prepared in July 2024.







**DISCLAIMER**

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# INFORMAL TENDER FORM

**PROPERTY** Land at Blankney Drove – 0.15 Acres

**TENDER DATE** 2pm on Friday 26<sup>th</sup> July 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 – 0.15 ac in the sum of £.....

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

Tenderer(s) Signature: .....

Purchasers Name: .....

Address: .....

.....

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

Solicitors: .....

### 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 BLANKNEY FEN TENDER)
  - By attaching this form to george@robert-bell.org (subject BLANKNEY FEN TENDER)
2. Tenders must be received no later than 2pm 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.