



82.40 Acres - Arable Land, Carr Lane

East Stockwith | Gainsborough | DN21 3EU

Guide Price £800,000 | For Sale by Informal Tender



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

82.40 Acres - Arable Land

Carr Lane | East Stockwith
Gainsborough | DN21 3EU

Guide Price £800,000

A rarely available opportunity to acquire 82.40 Acres of Grade II Agricultural Land in West Lincolnshire. The Land comprises 5 compartments situated in a useful ring-fenced block and with direct highway access.

PGM&Co are please to offer the land for sale by Informal Tender, Tender Date: Friday 3rd May 2024 12 noon.

- 82.40 Acres Land
- For Sale By Informal Tender
- Tender Date: 12 noon Friday 3rd May 2024
- Grade II Agricultural Land
- In existing Arable Rotation
- Direct Highway Access

Location

The land is located directly off Carr Lane to the east of the village of East Stockwith. The market town of Gainsborough is approximately 4.5 miles to the Southeast.

What 3 words - file.intervene.stealing
Post code DN21 3EU



Land

The land is arable and extends to approximately 82.40 Acres (33.35 Hectares) in 5 fields. It is classified as Grade II on the Agricultural Land Classification Maps.

All the land is under-drained and drainage plans are available on request from the Agents.

The land is classified as being of the Romney Series, suitable for Potatoes, Sugar Beet and cereals with some field veg and horticulture.

Holdover/Early Entry

The land is currently Let on a Farm Business Tenancy (FBT) ending on 10th Sept 2024. Holdover will be granted to let the current tenant to remove the potato crop until the end of 2024 – although it is anticipated the crop will be removed earlier.

The current tenants would be interested in continuing to rent the land from the new owner should the purchaser not wish to farm the land themselves.

Wayleaves, Easements & Rights of Way

We are not aware of any affecting the property, however, the property is offered for sale subject to all existing rights, including right's of way, whether public or private, light, support, drainage, water and electricity supplies, and other rights, easements, quasi-easements, and all wayleaves whether referred to in these particulars or not.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Outgoings

A modest annual charge is due in relation to drainage rates payable to the IDB/EA.

Cropping Schedule

Parcel OS Number	Area (Hectares)	Area (Acres)	2018	2019	2020	2021	2022	2023	2024
SK7994 7654	7.07	17.47	Spring Beans	WW	WW	WW	WW	WW	Pots
			OSR		Pots		Pots		
SK7994 8575	3.57	8.82	Spring Beans	WW	WW	Pots	WW	OSR	WW
SK7994 9549	3.71	9.17	WW	Spring Beans	OSR	WW	Spring Beans	WW	WW
SK8094 0370	3.92	9.69	Spring Beans	WW	WW	Pots	WW	OSR	WW
SK8094 3447	15.08	37.26	WW	WW	WW	WW	Pots	WW	WW
			Spring Barley	Pots	Spring Beans		WW		
			OSR	Pots					
TOTAL	33.35	82.41							

Services

There are no mains services connected. Buyer(s) should make their own enquires as to services in the vicinity. There are no irrigation rights included with the sale.

Sporting, Timber & Minerals

These are included in the sale in so far as they are owned, subject to any statutory exclusions.

NVZ

The land lies in a Nitrate Vulnerable Zone.

Tenure & Possession

The Land is offered for sale Freehold. Vacant Possession will be granted on completion or after 10th September whichever is later, subject to the holdover on the potato crop.

Method of Sale

The property is offered for sale by Informal Tender, as a whole. Interested parties are invited to submit their offer(s) on the attached Tender Form in a sealed envelope marked 'East Stockwith' by 12 noon on Friday 3rd May 2024, to the offices of the Selling Agents at Perkins George Mawer & Co., Corn Exchange Chambers, Queens Street, Market Rasen, Lincolnshire LN8 3EH.

Solicitor

Burton and Dyson (Ref: Alayne Addy)
22 Market Place, Gainsborough, DN21 2BZ
T: 01427 676224 | E: ATA@burtondyson.com

VAT

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

Local Authority

West Lindsey District Council

Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

Viewing

Prospective purchasers may view the Land during daylight hours with a set of these Particulars of Sale to hand.

Selling Agent

Perkins George Mawer & Co., (Market Rasen)
Ref: Elton Moulds
Tel: 01673 843011
Email: elton@perkinsgeorgemawer.co.uk



Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk

Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.
Aerial Photography taken April 2022.



TENDER FORM

82.40 Acres - Arable Land, Carr Lane, East Stockwith,
Gainsborough, Lincolnshire, DN21 3EU

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **82.40 Acres - Arable Land, Carr Lane, East Stockwith, Gainsborough, Lincolnshire, DN21 3EU** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

As a Whole:

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

Name:

Address:

.....

Tel No:

Email:

I can confirm we are / are not (*delete as appropriate*) cash buyers.

Signed: **Date:**

Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins, George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12 noon on, Tender Date: Friday 3rd May 2024.** No late offers will be considered.
2. Offers should be submitted in writing in a sealed envelope marked “**East Stockwith**”.
3. Offers must be for a precise sum of pounds sterling and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
4. No offer will be considered which is calculable only by reference to another offer.
5. Offers should be made Subject to Contract only.
6. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
7. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
8. The vendors do not undertake to accept the highest or any offer.
9. The successful Offerors will be notified and will be expected to complete as soon as possible.