

For Sale by Informal Tender

Closing Date: 12 Noon, Monday 16th September 2024



26.31 Acres of Arable (& Pasture) Land
Gayton le Marsh, Lincolnshire

Willsons
SINCE 1842

26.31 Acres of Arable (& Pasture) Land

Gayton le Marsh, Lincolnshire

"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale by Informal Tender a total of 26.31 acres (10.65 hectares) or thereabouts of predominately arable land plus approx. 0.82 acres (0.33 hectares) of pasture in 2 affordable lots:

Lot 1 – 22.26 acres (9.01 hectares) in total comprising 21.45 acres of arable and 0.82 acres of well fenced pasture.

Lot 2 – 4.05 acres (1.64 hectares) of arable land being a well-shaped enclosure located in a quiet position through the village.

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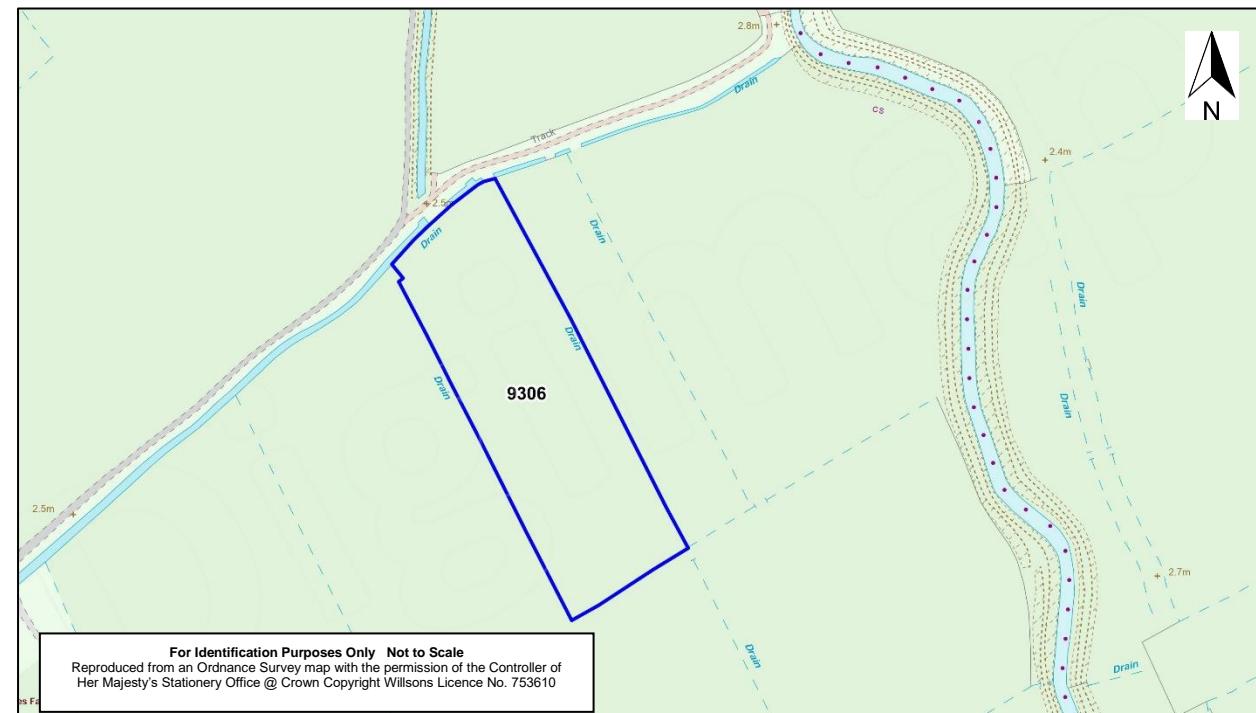
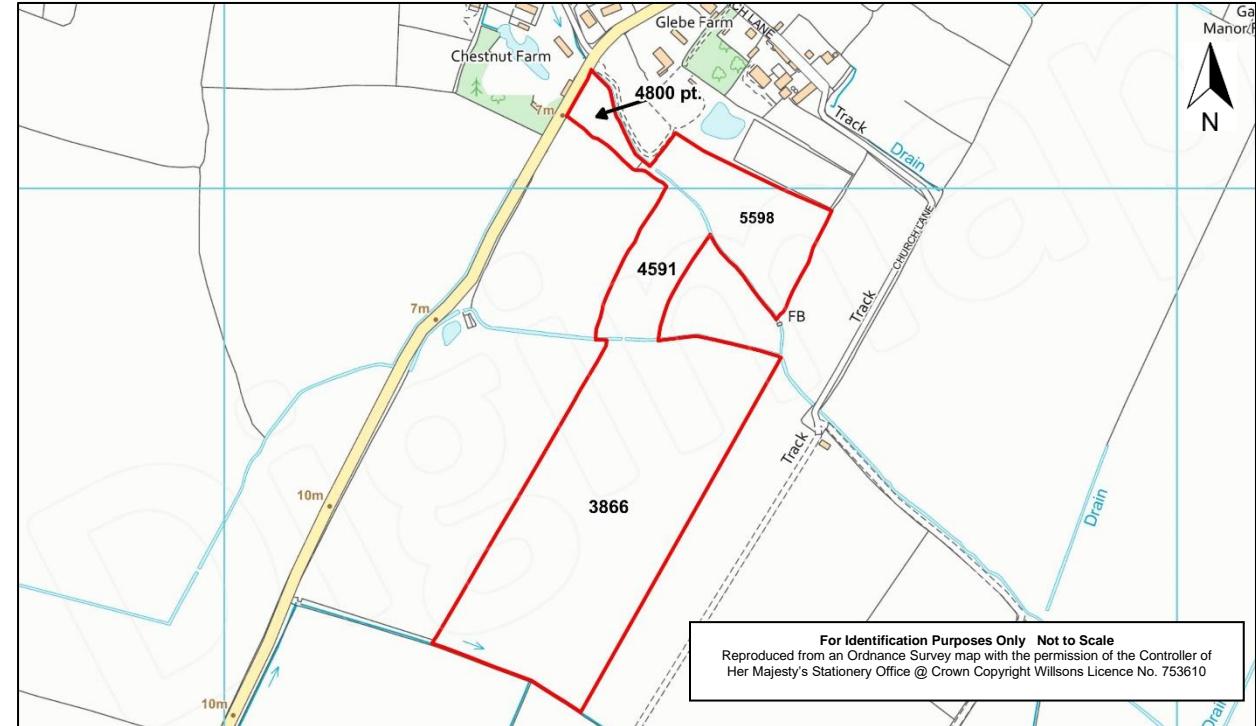
FURTHER DETAILS FROM THE AGENTS

Willsons

16 Alitha Road
Skegness
Lincolnshire, PE25 2AG

FAO: Lizzie Clarke

Tel: 01754 896100 **E-mail:** l.clarke@willsons-property.co.uk



SITUATION AND ACCESS

The land is situated in the parish of Gayton le Marsh and accessed from a "no-through" road.

Lot 1: Frontage onto to Main Street, Gayton le Marsh

Lot 2: Frontage onto an unmetalled track leading from Main Street, Gayton le Marsh

Both lots are clearly marked with a 'For Sale' board, positioned at the opening to the fields, which should aid with identification.

Lot 1 What3words: amaze.finishers.reworked

Lot 2 What3words: decently.landed.reason

TENURE & POSSESSION

The land is freehold and is being offered for sale with full vacant possession upon completion.

SERVICES

Willsons has not tested or verified the connection of any services or equipment including fixtures and fittings.

GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type in the area is Holderness as defined by the soil survey of England and Wales. The land is level lying.

DRAINAGE RATES

Annual drainage rates for the land are payable to Lindsey Marsh Drainage Board.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Lot 1 - Fields 4800pt and 5598 are crossed by a public footpath.

We are not aware of any other rights which affect the land, however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

HM LAND REGISTRY

The land is not currently registered by HM Land Registry.

CROPPING

| RPA Sheet ID | RPA Parcel ID | RPA Area (Ha) | Acres | 2024 | 2023 | 2022 | 2021 |
|--------------|---------------|---------------|-------|----------------------|----------------------|----------------------|----------------------|
| Lot 1 | | | | | | | |
| TF4283 | 3866 | 6.19 | 15.30 | Fallow | Spring Field Beans | Winter Wheat | Winter Wheat |
| TF4283 | 4591 | 1.01 | 2.50 | Fallow | Wild Bird Cover FA01 | Wild Bird Cover FA01 | Wild Bird Cover FA01 |
| TF4283 | 5598 | 1.48 | 3.66 | Fallow | Wild Bird Cover FA01 | Wild Bird Cover FA01 | Wild Bird Cover FA01 |
| Lot 2 | | | | | | | |
| TF4486 | 9306 | 1.64 | 4.05 | Wild Bird Cover FA01 |
| | Total | 10.32 | 25.51 | | | | |

UNDERDRAINAGE

We are not aware that the land has the benefit of a modern underdrainage system.

BOUNDARIES

The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register. None of the land is currently entered into any Countryside Stewardship Scheme.

NITRATE VULNERABLE ZONES

The land does lie within a Nitrogen Vulnerable Zone and Drinking Water Safe Guard Zone, as designated by the Environment Agency.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must be not relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.

Important Notice: Lot 1 – Part of the land may be grazed by livestock and care must be taken when viewing.

LOCAL AUTHORITY

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

Lindsey Marsh Internal Drainage Board, Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

Environment Agency, Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

METHOD OF SALE

The land is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form (with the terms on the reverse) in a sealed envelope marked "**Gayton Tender**" in the top left hand corner to the Selling Agents to arrive no later than **12 noon on Monday 16th September 2024**

FAO: Lizzie Clarke **Tel:** 01754 896100 **Email:** l.clarke@willsons-property.co.uk

- It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The vendor does not undertake to accept the highest or indeed any particular offer.
- The purchaser will be required to provide proof of funds.



Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services.

Inclusions only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



TENDER FORM



26.31 Acres (10.65ha) (or thereabouts) of Arable (& Pasture) situated in Gayton le Marsh

Closing Date: 12 Noon, Monday 16th September 2024

| | | |
|---|----------------------|--|
| I/We: (Buyer name(s) in full) | | |
| Address: (in full) | | |
| Telephone number(s): | Email address: | |
| Hereby offer(s) to purchase, subject to contract, the Lot(s) as identified below & confirm agreement to the terms of the tender procedure as detailed on the reverse of this Tender Form. | | |
| 22.26 Acres (9.01 ha) of Arable (& Pasture) Land | In the sum of: £ | Words: |
| 4.05 Acres (1.64 ha) of Arable Land | In the sum of: £ | Words: |
| Summary of financial position:..... | | PROOF OF FUNDS & PROOF OF ID WILL BE REQUIRED IF TENDER IS ACCEPTED |
| THIS | | |
| Solicitor name & address: | Telephone number(s): | Email address: |
| Submit Tender by Post or Email marked/headed ' Gayton Tender ' to: Willsons, 16 Alitha Road, Skegness, Lincolnshire, PE25 2AG I.clarke@willsons-property.co.uk | | |