

For Sale by Private Treaty



33.77 Acres (13.67 ha) of Pastureland
Sea Lane, Anderby, Lincolnshire

Willsons
SINCE 1842

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of Pastureland
Sea Lane, Anderby
Lincolnshire, PE24 5XY

AGENT'S COMMENTS

Willsons are pleased to bring to the market 33.77 Acres (13.67 hectares) or thereabouts, of pastureland in 3 adjoining enclosures.

The land is well shaped and adjoins Main Drain and is well located just outside of the village of Anderby with direct road frontage onto Sea Road.

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GUIDE PRICE: £275,000

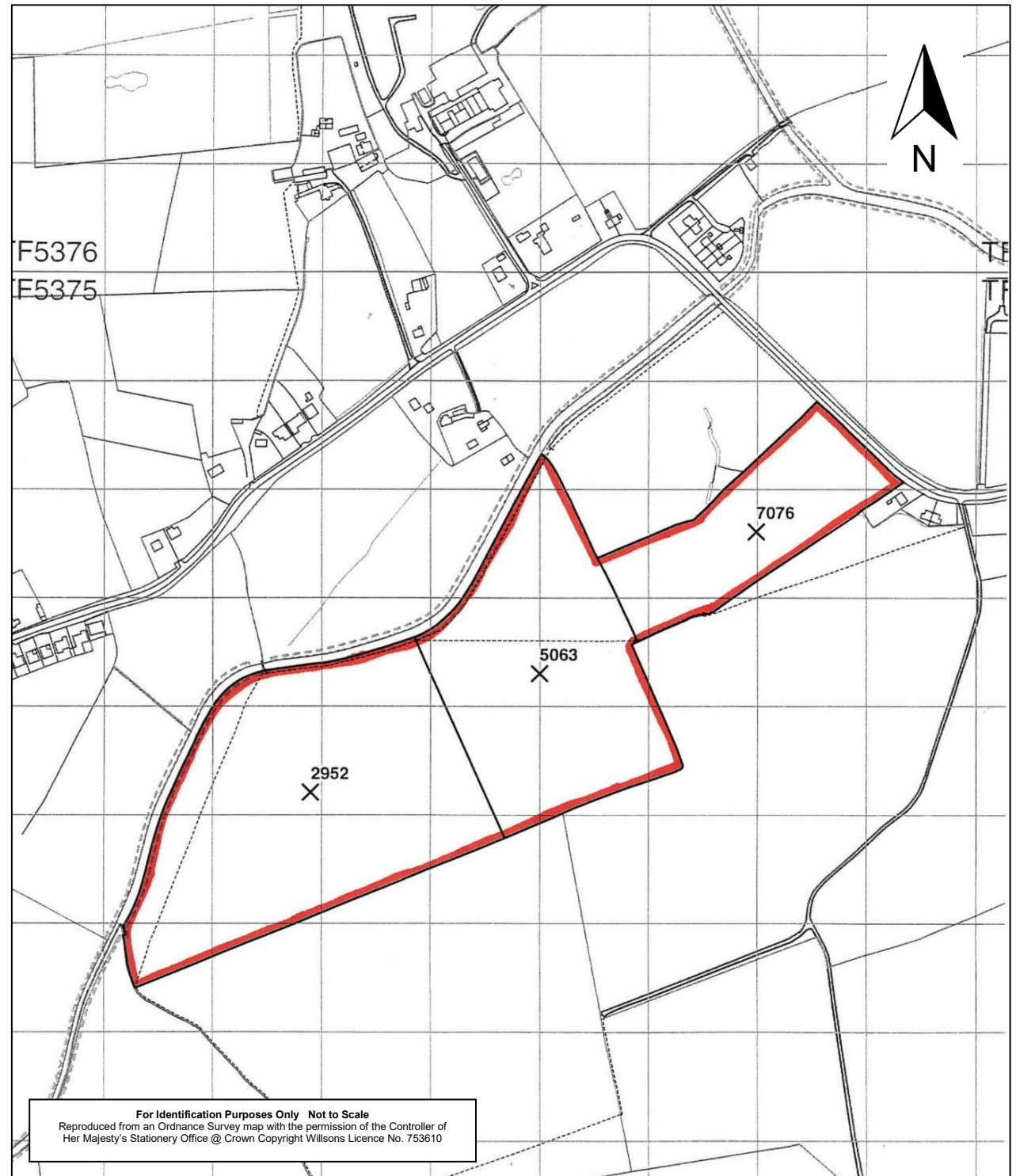
FURTHER DETAILS FROM THE AGENTS

Willsons
16 Alghitha Road
Skegness
Lincolnshire
PE25 2AG

Contact: Lizzie Clarke

T: 01754 896100 **M:** 07397 104462

E: l.clarke@willsons-property.co.uk



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SITUATION AND ACCESS

The land is situated in the Parish of Anderby and has direct road frontage access onto Sea Road, being a publicly maintained highway.

The land is clearly marked with a 'For Sale' board, positioned at the opening to the field, which should aid with identification.

What3words: heaven.stowing.inventors

TENURE & POSSESSION

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

SERVICES

The land has a metered water supply to a livestock drinking trough.

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 Wallasea 2 as defined by the Soil Survey of England and Wales. The land is level lying.

DRAINAGE RATES

Drainage rates for the land are payable to Lindsey Marsh Drainage Board and the selling Agents will notify the Drainage Board of the change of ownership following completion.

Along the northern boundary of the land is an Internal Drainage Board maintained drain.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Electricity poles and overhead cables cross field no. 2952 and two public footpaths cross the land. In addition, there is an easement in favour of the Triton Knoll Electrical Wind Farm scheme with electrical cable passing under part of field no. 7076 where there are two surface chambers.

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 registered by HM Land Registry having title No. LL184232

UNDERDRAINAGE

We are not aware that the land has been underdrained.

SCHEDULE & CROPPING

Based upon the Rural Land Register and Ordnance Survey, the land comprises:

Parcel ID	Total Area (ha)	Total Area (ac)	OS Area (ac)	Cropping
7076	2.42	5.98	5.93	P Pasture (reseeded)
5063	4.54	11.22	11.36	P Pasture
2952	6.44	15.91	16.48	P Pasture
	13.40 ha	33.11 ac	33.77 ac	

BOUNDARIES

The boundaries are well defined but 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 & CONSERVATION SCHEMES

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

NITRATE VULNERABLE ZONES

The land does not lie within a Nitrogen Vulnerable 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.

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

Tel: 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.



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.

