



Land at Church End
North Somercotes,
LN11 7PZ

M A S O N S
EST. 1850

Approximately 2.62 ac (1.06Ha) of arable land located off Church End, North Somercotes.

Introduction

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Maps, plans and aerial image demarcation are for identification purposes only and are not to scale – they should be verified at the sale stage against the sale contract plan. No utility searches have been carried out to confirm at this stage.

Location

The land is situated to the south of the village of North Somercotes on the northern side of Church End, close to St Mary's Church.

Description

The land extends to approximately 2.62ac (1.06Ha) and is accessible via a grass track from Church End. The track is included within the ownership of the field.

The land is level, making it ideal for both arable production or mowing/grazing. The boundaries are formed by dykes. The land is classified as Grade 2 Agricultural Land according to the Agricultural Land Classification Maps for England.

Outgoings

The land is subject to drainage rates payable to the Lindsey Marsh Drainage Board at the prevailing rate.

Services

Prospective Purchasers are to make their own enquiries as to the location of services.

Sporting and Mineral Rights

These are included in the sale, where they are owned.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.

Tenure

The property is offered for sale freehold with vacant possession.

Holdover

The land is currently let on a Farm Business Tenancy with the Tenant benefitting from a right of holdover until 30th August 2023.

Basic Payment Scheme and Entitlements

The Tenants will retain the 2023 Basic Payment Scheme payment. The Purchaser will also be responsible for ensuring the cross-compliance rules are not breached in relation to the Tenant's 2023 Basic Payment Scheme claim until the end of the current scheme year. The entitlements will be available by separate negotiation.

Environmental & Countryside Stewardship

The land is not included in any stewardship schemes.

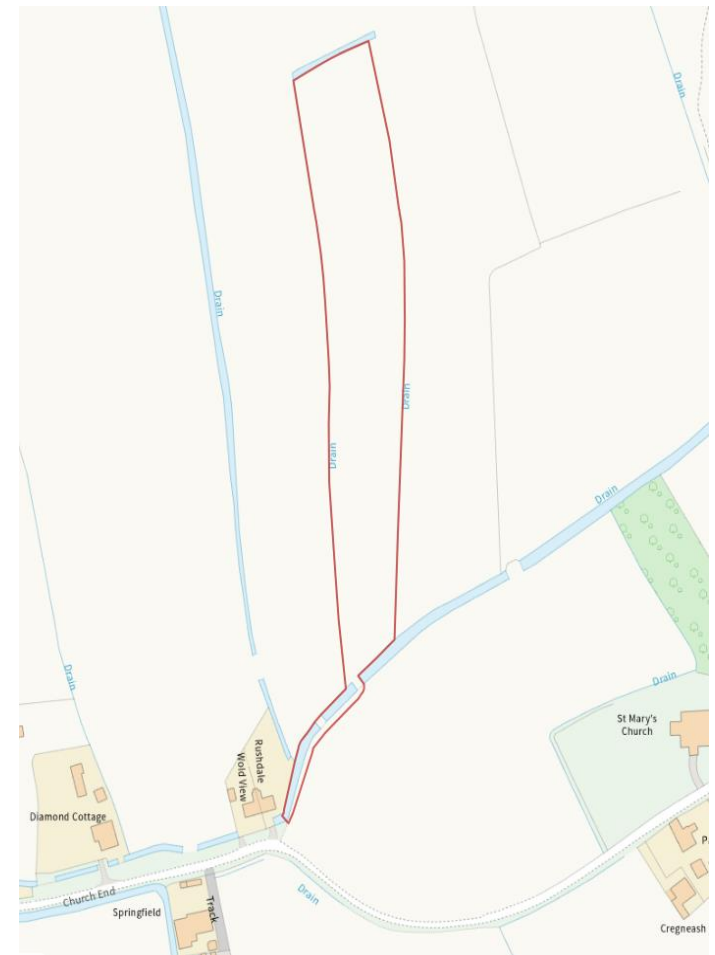
Method of Sale

The land is for sale by private treaty.

Viewing

Viewing is permitted in daylight hours with a copy of these particulars without prior appointment.

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VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.



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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) 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;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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