



21.24 acres (8.60ha) of Grade 1 & 2 Arable and Amenity
Land off Low Road, Friskney, Boston, PE22 8SF

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EST. 1850

| 21.24 acres (8.06 hectares) or thereabouts of land available as a whole | Grade 1 & 2 Arable Land |
| Amenity Land | Direct Road Access & Shared Access Track | For Sale by Private Treaty |

Description

The land consists of 17.41 acres (7.05 ha) or thereabouts of productive arable land split between two field parcels, and 3.83 acres (1.55 ha) or thereabouts of amenity land including two ponds, an orchard and a summerhouse. The land is primarily classified as Grade 2, with a small area classified as Grade 1 on the Land Classification Plan of England and Wales. The land is offered for sale by private treaty as a whole. The Agents have been advised that both lots benefit from a right of way over an unregistered made track indicated by the area shaded green on the plan below.

Arable Land - c. 17.41 acres

The land has been farmed as part of a productive arable rotation for many years and has the benefit of direct road access and a shared access track. Details of the past cropping can be found later in this brochure. The boundaries are predominantly defined by ditches and drains.

The agents have been advised that the land benefits from underdrainage, however, a copy of the draining plans are not available as far as we are aware.

The soils primarily form part of the Wallasea 2 association, consisting of deep stoneless clayey and silty soils, which are suitable for growing a variety of cereals and root crops.

Amenity Land - c. 3.83 acres

The land provides a tranquil 'Little Piece of England' that is rich with nature. It benefits from a summerhouse that looks out onto the two ponds and orchard, providing shelter creating a great piece of land that suitable for a variety of amenity, sporting and leisure uses (STP).



Land Schedule

Field ID	Description	Acres	Hectares
TF4757 7043	Arable	10.13	4.10
	Amenity	3.83	1.55
TF4857 0512	Arable	7.28	2.95

Method of Sale

The land is for sale by Private Treaty.

Outgoings and Charges

The land is subject to drainage rates payable to the Witham Fourth District Drainage Board at the prevailing rate and the purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

Tenure

The land is being sold freehold with vacant possession subject to holdover to clear the current growing crop.

Holdover

The Vendor reserves the right to harvest the current growing crop. The purchaser will be able to access the land once the crop has been harvested and any straw removed.

Early Entry

The purchaser whose offer is accepted is permitted on the land prior to completion under a license arrangement at their own risk subject to the current growing crop being harvested and any straw removed.

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.

Viewing

Unaccompanied viewings are permitted during daylight hours providing a copy of these particulars are to hand.

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.

Cropping

	2024	2023	2022	2021	2020
TF4757 7043	Spring Wheat	Winter Wheat	Spring Barley	Spring Barley	Sugar Beet
TF4857 0512	Spring Wheat	Sugar Beet	Spring Wheat	Spring Cabbage	Winter Wheat

Plans, Areas & Schedules

The schedule of areas and field numbers has been prepared within the offices of the sole agent and the information is based upon that of the Rural Payments Agency. The back cropping has been supplied by the vendor.

Environmental Land Management Schemes

The land is not entered into any schemes.

Ingoing Valuation

As the crops will have been harvested, there will be no ingoing valuation to pay for in terms of growing crops or acts of husbandry. Additionally, there will be no charge for UMGs and/or RMVs. There will be no claim for dilapidations or any other matters.

Sporting & Mineral Rights

These are included in the sale where they are owned.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership according to the most recent conveyance is available from the Selling Agents.

Basic Payment Scheme

The land is registered with the Rural Payment Agency but the Vendor will retain the delinked payments and they will not be included within the sale.

Planning

The property is situated within the East Lindsey LPA where the land is defined as open countryside. Prospective purchasers should be aware of; the current land classification, Local and National Planning Policy, and should make their own enquiries before making offers. The Agents are not aware of any outstanding planning consents on the Property.

Services

None in so far as the agents are aware.

Vendors Solicitor

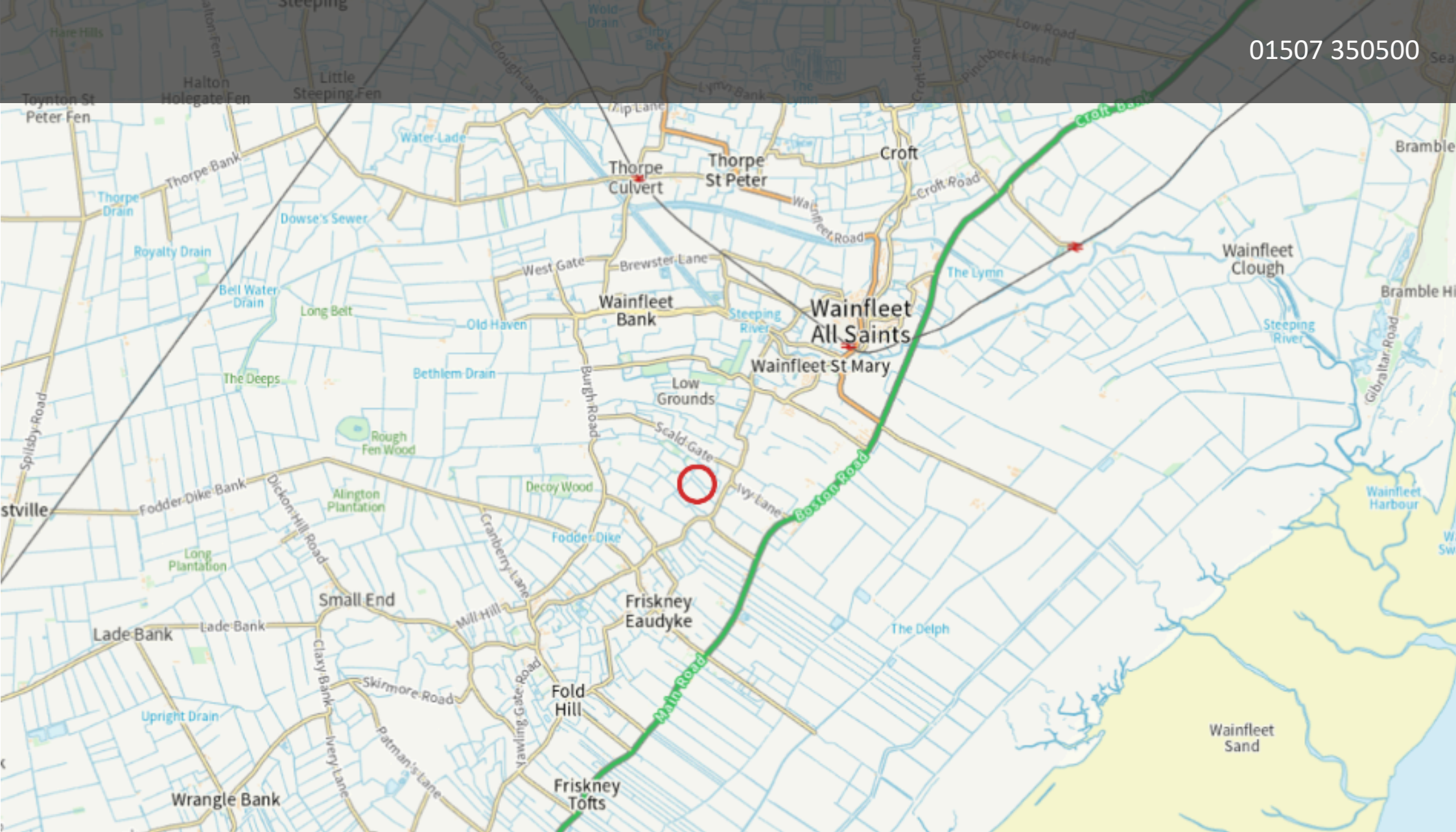
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