



**Promap**  
LANDMARK INFORMATION

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## For sale Land at Mole Drove, Gedney Hill, Spalding, Lincolnshire

- 2.44 Hectares (6.03 Acres)
- Good Quality Arable Land
- Vacant Possession available, subject to holdover

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Location

The Arable Land is located approximately one mile East of Gedney Hill and nine miles South of Spalding in the County of Lincolnshire off Mole Drove. The postcode for the property is PE12 0PA.

Whattreewords location: decoder.moisture.backhand

## Back Cropping

	2023	2022	2021	2020	2019	2018
Lot 1 (green)	Wheat	Beans	Wheat	Rape	Wheat	Wheat

## Exchange, Completion and Holdover

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Sellers' Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts. Holdover for the growing crop will be reserved.

## Health and Safety

The property is a working farm and therefore viewers should be careful and vigilant when on site. Neither the Sellers' or the Sellers' Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

## Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

## VAT

VAT is not payable.

## Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Sellers' nor the Sellers' Agent will be responsible for defining either the boundaries or their ownership.

## Viewings

Viewings will be permitted only by appointment with the Sellers' Agent, as detailed below.

The property is a part of a working farm and any access to the land is done so at your own risk and only after agreement with the Sellers' Agent.

## Anti Money Laundering

Buyer will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

## Sellers' Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB  
Laura Trevor – [laura@ealandagents.co.uk](mailto:laura@ealandagents.co.uk) Tel: 07852 282716

These Sales Particulars are Subject to Contract.

These Sales Particulars were prepared in August 2023.