



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

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

## 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.

Whatthreewords location: decoder.moisture.backhand

## Back Cropping

2023	2022	2021	2020	2019	2018
Wheat	Beans	Wheat	Rape	Wheat	Wheat

## Exchange, Completion and Holdover

Exchange of Contracts is expected within 20 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.

## 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 Seller nor the Selling Agent will be responsible for defining either the boundaries or their ownership.

## Viewings

Viewings will be permitted only by appointment with the Selling 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 Selling 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  
Email – [lorraine@ealandagents.co.uk](mailto:lorraine@ealandagents.co.uk) Tel: 07852 282716

These Sales Particulars are Subject to Contract.

These Sales Particulars were prepared in June 2024, photos are from Summer 2022.