



Boundaries are Indicative Only

16.03 acres (6.49ha) of Arable & Amenity Land off
Scrub Lane, Authorpe, Louth, LN11 8PF

M A S O N S
EST. 1850

| 16.03 acres (6.49 hectares) or thereabouts of land available in two lots or as a Whole | Grade 3 Arable Land |
| Shared Access Track | For Sale by Private Treaty |

Lot 1 - Guide Price £90,000 | Lot 2 - Offers In Excess Of £30,000

Description

The land consists of approximately 11.13 acres (4.50 ha) of arable land and 4.90 acres (1.98 ha) of amenity land or thereabouts. The land is classified as Grade 3 on the Land Classification Plan of England and Wales. The land is offered for sale by Private Treaty in two lots or as a Whole.

The Land

Both lots have the benefit of a stone shared access track indicated green on the plan across. The stock fence along the Northern boundary of Lot 1 will be moved to provide a 3m access along the registered title to provide access to Lot 2.

The soils form part of the Holderness association, consisting of fine loamy soils with a chalky till, which is suitable for growing a variety of cereals and temporary grass.

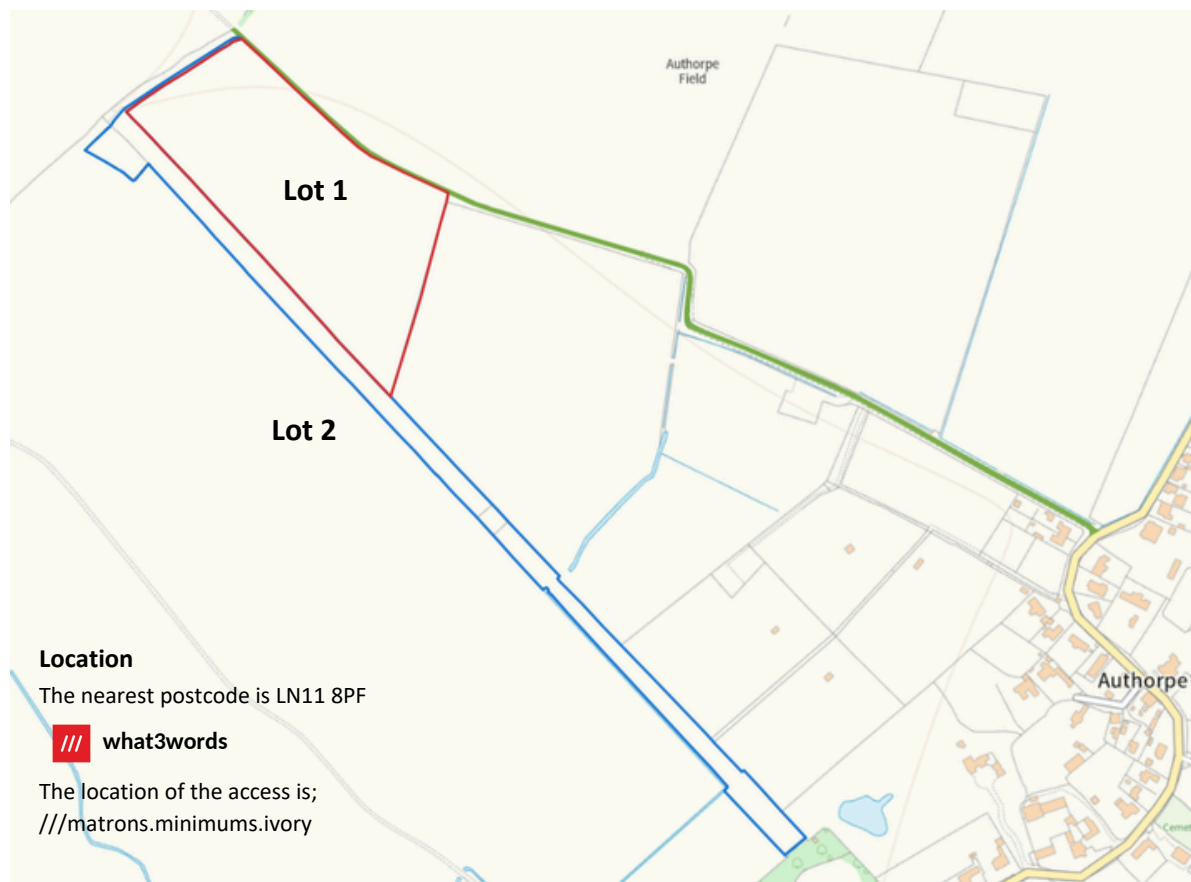
Lot 1 - c. 11.13 acres of arable land (STS & indicated edged red)

In recent years, the land has been established with temporary grass and grazed by cattle, however, the agents have been advised that the land has maintained arable status and is not classified as permanent pasture.

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.

Lot 2 - c. 4.90 acres of amenity land (STS & indicated edged blue)

The land forms part of the former railway line which was closed to passengers in 1964. The railway and gatekeepers house and what remains is a tranquil area. The land includes the former garden/orchard and is suitable for a wide variety of leisure uses (STP).



Land Schedule

	Field	Acres	Hectares
Lot 1	TF3981 2435	11.13	4.50
Lot 2	TF3981 3610	4.90	1.98

Method of Sale

The land is for sale by Private Treaty.

Outgoings and Charges

The land is subject to drainage rates payable to the Environment Agency 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.

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.

The Agents are aware of a National Grid gas pipeline that crosses both lots on a east-west heading, which is indicated on the ground by two white and red gas pipe marker posts.

Lot 2 is subject to two public footpaths which cross the former railway line.

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 Land Registry is available from the Selling Agents.

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.

Services

None in so far as the agents are aware.

Back Cropping

	2023	2022	2021	2020	2019
Lot 1	Temporary Grass	Temporary Grass	Spring Barley	Temporary Grass	Temporary Grass

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 Agents' mapping software. The back cropping has been supplied by the vendor.

Environmental Land Management

The land is not entered into any environmental land management schemes.

Ingoing Valuation

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 UMWs 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.

Early Entry

The purchaser whose offer is accepted is permitted on the land prior to completion under a license arrangement at their own risk.

Viewing

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

Basic Payment Scheme

The land is registered with the Rural Payment Agency but the entitlements 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. Any planning enquiries should be obtained prior to submitting an offer.

Chancel Repair Liability

The Agents have been advised by the vendor that there is no chancel repair liability on the property.

Vendors Solicitor

David Guille
Chattertons Solicitors
28 Wide Bargate
Boston
Lincolnshire
PE21 6RT

The photos were taken in May 2024 and the marketing particulars were prepared in June 2024.



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