



Promap
LANDMARK INFORMATION

Getmapping plc 2017.
Plotted Scale - 1:4000. Paper Size - A4

FOR SALE – Arable Land off Glenside South, West Pinchbeck, Spalding, Lincolnshire

GUIDE PRICE £140,000

- **Approximately 4.75 Ha (11.73 Ac)**
- **High Quality Grade 1 Arable Land**

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. These particulars were prepared March 2026.

Location

The excellent quality grade 1 arable land is accessed off Glenside South in the Parish of West Pinchbeck. The land is capable of growing vegetable crops, root crops and cereals.

Description - Arable land extending to Approximately 4.75 Hectares (11.73 Acres) – Guide Price £140,000

Superb quality arable land, situated at West Pinchbeck with access off Glenside South. Back cropping is detailed below. Holdover is required until 10th October 2026. There are no services connected to the property. Drainage rates are payable to Welland Deepings Internal Drainage Board at the standard rate.

2026	2025	2024	2023	2022	2021
Flowers (TBC)	Potatoes	Wheat	Wheat	Flowers	Potatoes

Delinked Payments and Management Compliance

The Land is registered with the Rural Payments Agency; however, all delinked payments will be retained by the Seller.

The Seller will be responsible for following the DEFRA Rules for Farmers and Land Managers up to the date of completion. The Buyer will take over these obligations on Completion and will indemnify the Seller for any non-compliance which results in a penalty or reduction in the Seller's payments.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale, insofar as they are owned.

Tenantright

The land is to be sold free of any Tenantright claim.

Health and Safety

The property is part of a working farm and therefore potential Buyer should be careful and vigilant whilst on the holding. Neither the Seller nor the Seller's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Plans, Areas and Schedules

These are based on the Ordnance Survey Data and Land Registry Compliant plans and are for reference only. They have been checked and completed by the Seller's agents and the Buyer will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

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.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller or the Seller's Agent will be responsible for defining either the boundaries or their ownership.

Tenure, Exchange and Completion

The land is sold freehold with vacant possession on completion, subject to holdover. Exchange of Contracts is expected within 30 working days of the Buyer/s Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Anti Money Laundering and Proof of Funds

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. Please provide proof of funds at the same time as making your bid.

Viewings

Viewings will be permitted only by appointment with the Seller's Agent.

VAT

VAT is not payable.

Seller's Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB
Tel: 01778 700194 or lorraine@ealandagents.co.uk