

115.27 Acres (46.65ha) Arable Land
 Willow Row Bank
 Saltfleetby St Peter, LN11 7TZ

M A S O N S
 CHARTERED SURVEYORS

Arable Land at Saltfleetby St Peter

An opportunity to acquire 115.27 acres (46.65 ha) or thereabouts of arable land in Four Lots.

- Grade 3 agricultural land
- The land is subject to a Farm Business Tenancy until 30th September 2017
- Basic Payment Scheme Entitlements included
- For sale as a whole or in four lots
- Tender Deadline: 1.30pm Monday 13th June 2016
- Offers in excess of: £8,750/acre

Introduction

This information and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers. No responsibility is to be assumed for the accuracy of individual items.

Situation and Directions

From Louth take the Legbourne road and proceed to the roundabout on the edge of town, turn left along the B1200 road and follow this for several miles, keep straight ahead at the crossroads traffic lights in Manby Middlegate. Continue to the village of Saltfleetby, proceed along the long, straight road and at the first cross roads turn right onto Three Bridges Lane. Take the next right turn at the cross roads (before the T junction) along Willow Row Bank and the land is at the end of the lane past the red brick bungalow on both your left and right hand side.

Description

The land is offered for sale in 4 Lots and extends to approximately 115.27 acres (46.65 ha) in total. The land is classed as Grade 3 arable Land and a land and cropping schedule is included within these particulars.

Lot 1- (shown edged red on the attached plan)

The land extends to approx. 39.81 acres (16.11Ha) of grade 3 arable land and is accessed directly off Willow Row Bank. The soil type is of the Holderness series of loamy and clayey soils.

Lot 2- (shown edged blue on the attached plan)

The land extends to approx. 30.89 acres (12.50 Ha) of grade 3 arable land and is accessed directly off Willow Row Bank. The soil type is of the Holderness series of loamy and clayey soils.

Lot 3- (shown edged green on the attached plan)

The land extends to approx. 7.26 acres (2.94 Ha) of grade 3 arable land and is accessed directly off Willow Row Bank. The soil type is of the Holderness series of Loamy and Clayey soils.

Lot 4- (shown and edged pink on the attached plan)

The land extends to approx. 37.31 acres (15.1 Ha) of grade 3 arable land and is accessed directly off Willow Row Bank. The soil type is of the Holderness series of Loamy and Clayey soils.

ALL LOTS

Tenure

All the land is subject to a Farm Business Tenancy Agreement which terminates on 30th September 2017. Rent is payable half yearly in advance and the rent due from the completion date of the sale to the end of the tenancy will be payable to the purchaser on a pro rata basis. Vacant possession will be available on 1st October 2017. Further details are available from the selling agents.

Viewing

During reasonable daylight hours without appointment. Prospective purchasers are requested to take a copy of these particulars of sale with them.

Outgoings and Charges

The land is subject to Lindsey Marsh Drainage Board rates.

Basic Payment Scheme

The Tenant will retain the 2016 and 2017 Basic Payment scheme payment however, the entitlements will revert to the purchaser/s on the termination of the tenancy.

Tenant Right

Tenant Right, if any, will be payable by the purchaser to the outgoing tenant on the termination of the FBT, in accordance with Part 3 of the Agricultural Tenancies Act 1995.

Land Drainage

The land benefits from land drainage in places however no drainage plans are available.

Overage Clause

All lots are subject to an overage clause whereby any uplift in value brought about by a planning permission for a use other than agricultural or non-commercial equestrian use will be subject to the clause. The clause will state that 25% of any uplift in value will be paid to the vendor or beneficiaries for a period of 30 years. The payment will be due upon the earlier of implementation or the sale of the land with the benefit of planning permission.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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 as far as is known is available from the offices of the selling agents.



Services

None in so far as we are aware.

Sporting and Mineral Rights

These are included in the sale where they are owned.

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.

Method of Sale

The land is being offered for sale by informal tender in four lots, and is done so in accordance with the Conditions of Sale within these Particulars. The closing date for receipt of tenders is: **1.30pm on Monday 13th June 2016.**

Plans, Areas and Schedules

The schedule of gross areas has been prepared within the offices of the sole agent and the information is based upon the Rural Land Registry information and Promap. The RPA areas and field numbers are based on the plans and areas produced by the RPA.

Date of information

Particulars prepared April 2016.

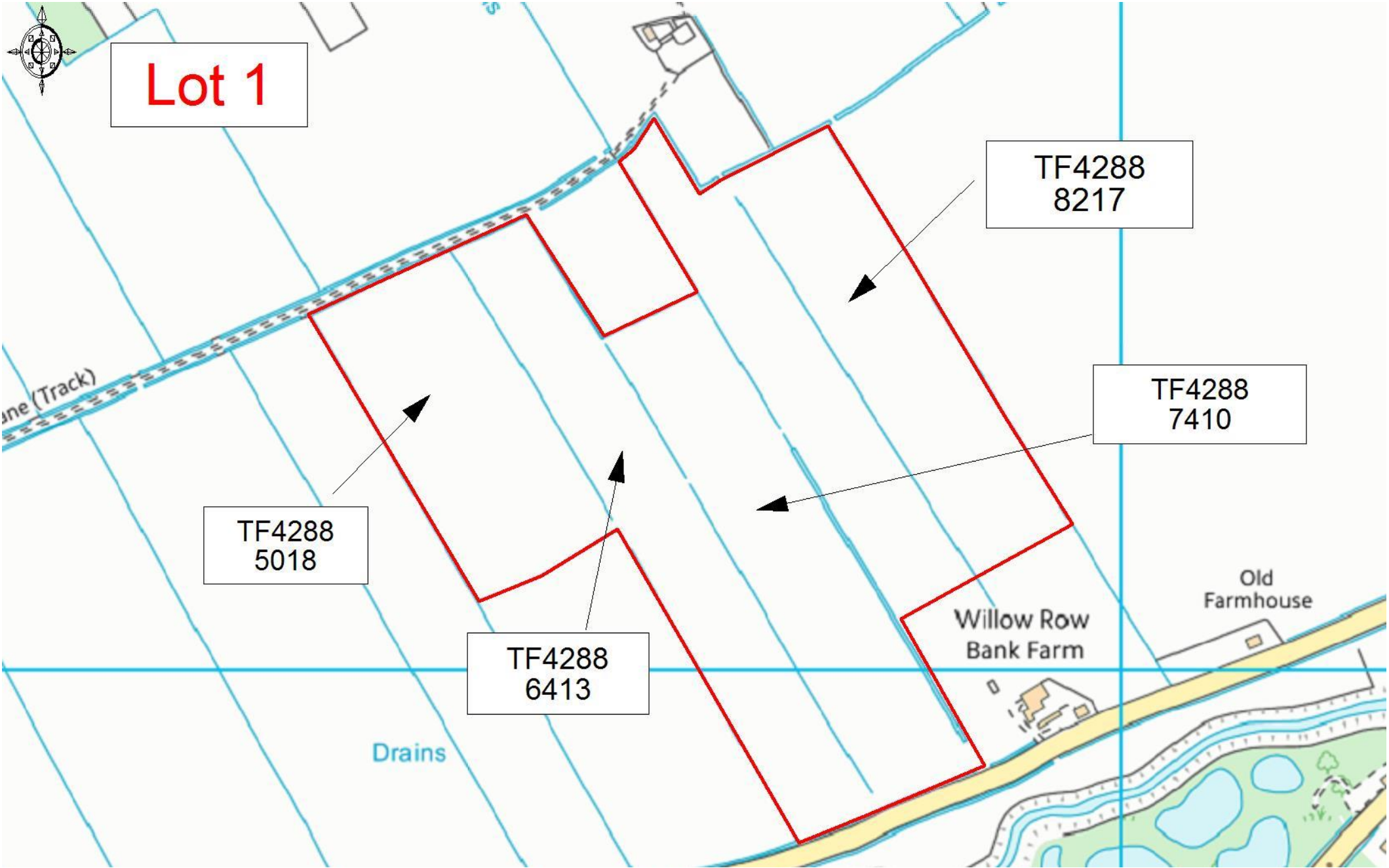
Vendor's Solicitor

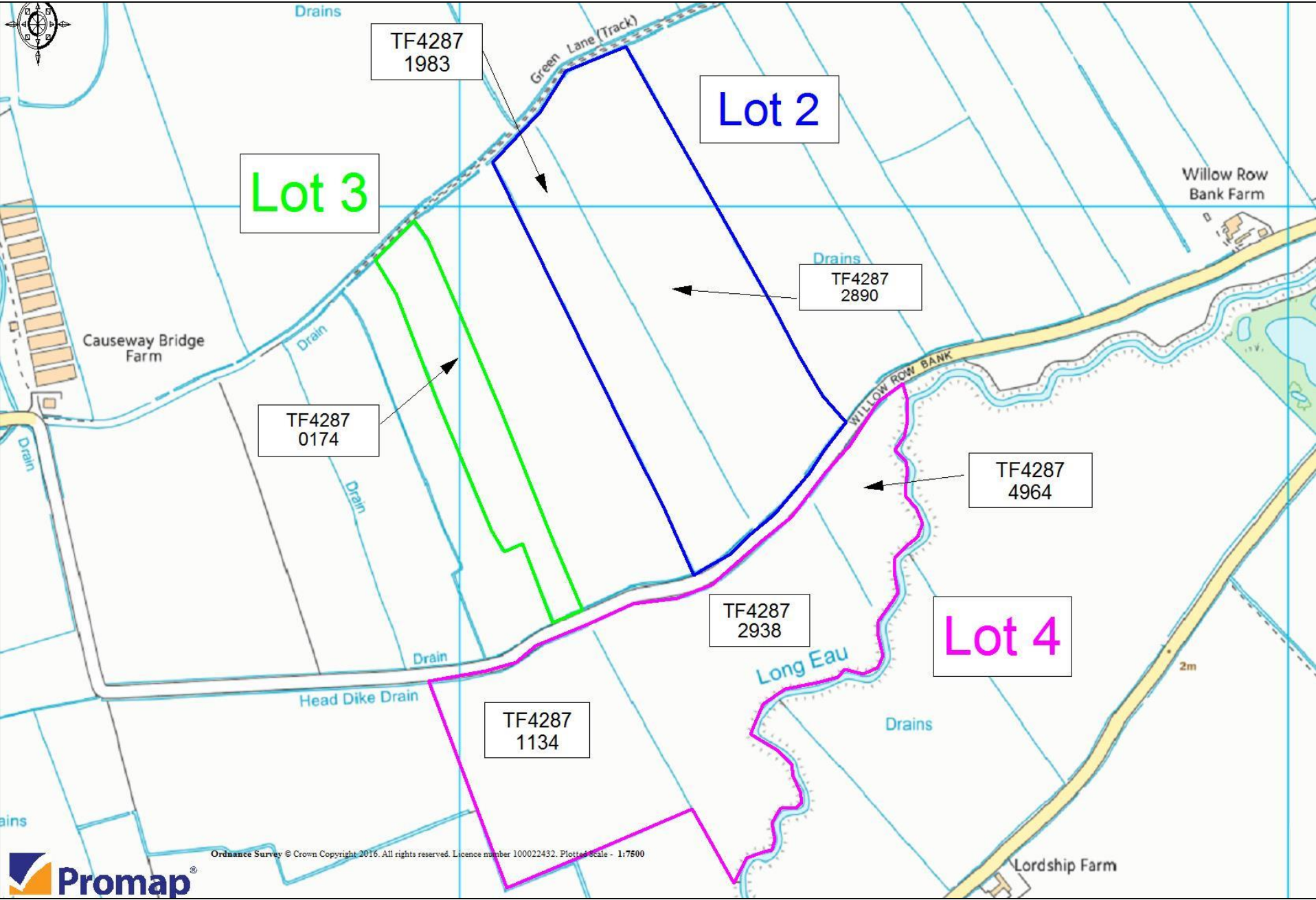
Dale Crombleholme
Bridge McFarland Solicitors
9 Cornmarket
Louth
Lincolnshire, LN11 9QD

E: drc@bmcf.co.uk
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Conditions of sale

1. Offers should be submitted to the Agent's offices at Cornmarket, Louth, Lincolnshire, LN11 9QD.
2. Offers should be made in writing and marked "Subject to Contract" and "Land at Willow Row Bank Tender".
3. Offers should be received no later than **1.30pm on Monday 13th June 2016.**
4. Offers should not be made by reference to any offer by any other party.
5. The purchasers will be expected to exchange contracts within four weeks of receipt by their solicitors of the draft contract, and complete two weeks thereafter. A 10% deposit will be required on exchange of contracts
6. The vendor reserves the right not to accept the highest or any offer.
7. Fax and email offers will be accepted as long as they are supported by the hard copy in the normal course of the post thereafter.
8. The offer should clearly state the following:
 - a. The full name(s), address and telephone number of the offeror(s), and the name of any appointed Agent
 - b. Name, address and telephone number of the solicitor acting on behalf of the offeror(s)
 - c. The Lot or lots your offer relates to
9. The offer should be made in the full knowledge of the contents of these sales particulars.
10. Any offer dependent upon the sale of another property or a mortgage or other funding arrangements must be clearly declared.
11. Offeror(s) are advised to make their offer for an odd figure to avoid the possibility of two identical offers being received.
12. Offers must be figures certain and expressed in pounds sterling.
13. Please state clearly whether you are tendering for the whole or individual lots.

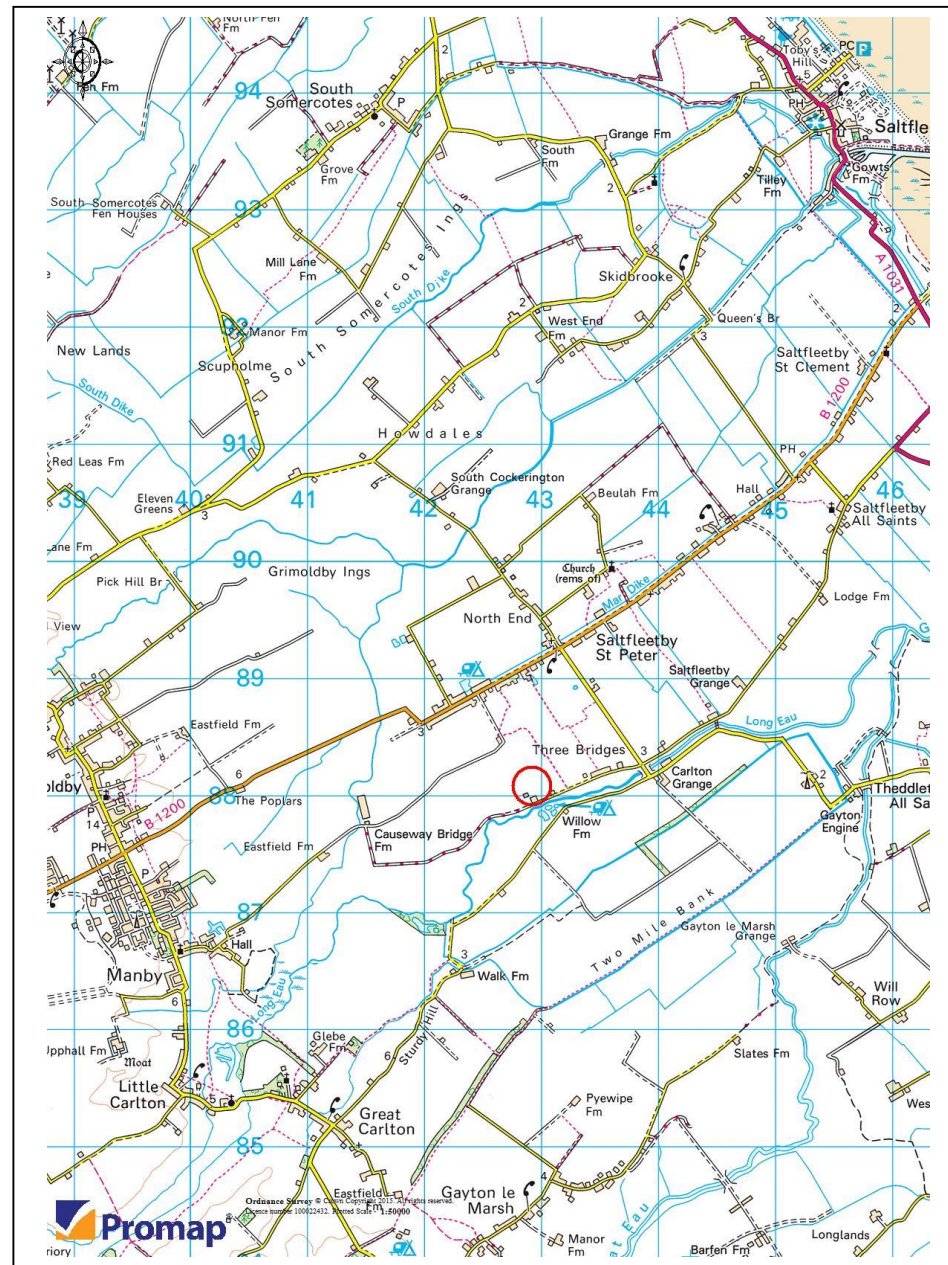




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Land and Cropping Schedule

Lot	Sheet ID	Parcel ID	Total (Ha)	Current Crop	2015 Crop	2014 Crop	2013 crop
1	TF4288	8217	6.09	Temporary grass	Temporary grass	Winter Wheat	Temporary Grass
1	TF4288	7410	3.50	Temporary grass	Temporary grass	Winter Wheat	Temporary Grass
1	TF4288	6413	3.43	Temporary grass	2nd Winter Wheat	Winter Wheat	Temporary Grass
1	TF4288	5018	3.09	Temporary grass	2nd Winter Wheat	Winter Wheat	Temporary Grass
2	TF4287	2890	8.21	2nd Winter Wheat	Winter wheat	Winter OSR	Winter Barley
2	TF4287	1983	4.29	2nd Winter Wheat	Winter wheat	Winter OSR	Winter Barley
3	TF4287	0174	2.94	Winter Wheat	Fallow	Fallow	Winter Wheat
4	TF4287	1134	5.74	Winter OSR	Winter Wheat	Spring beans	Winter Wheat
4	TF4287	2938	7.40	Winter OSR	Winter Wheat	Spring beans	Winter Wheat
4	TF4287	4964	1.96	Winter OSR	Winter Wheat	Spring beans	Winter Wheat
Total			46.65				



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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

MASON'S

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