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LAND OFF MEERE'S LANE, KIRTON

BOSTON | LINCOLNSHIRE

8.24 hectares (20.36 acres) of excellent quality arable land

For sale by Private Treaty as a whole

Freehold with Vacant Possession

Guide £300,000

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BROWN & CO

DESCRIPTION

The land comprises of 8.24 hectares (20.36 acres) of excellent quality arable land in two fields. For sale as a whole.

The land is capable of growing high yields of roots, vegetables and cereal crops.

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area
TF2838	2972	1.21	1.21
TF2838	3446	7.03	7.03

LOCATION

The land is located approximately half a mile south west of Kirton and approximately five miles south west of the market town of Boston, Lincolnshire. The closest postcode is PE20 1PR

LAND GRADE & SOIL CLASSIFICATION

The land is shown as being Grade 2 on the Ministry of Agriculture's Land Classification of England and Wales Sheet 114 (1974 Edition).

The Soils of the Boston and Spalding District Plans shows the soils are mainly of the Agney Series with some Wallasea/Pepperthorpe Series being predominantly silty clay loam.

METHOD OF SALE, TENURE AND POSSESSION

The land is for sale by Private Treaty as a whole and the Title is freehold with Vacant Possession.

BACK CROPPING (awaiting 2015 cropping)

Year	Crop
2014	Wheat
2013	Wheat
2012	Wheat
2011	Oats
2010	Wheat
2009	Potatoes

UNDERDRAINAGE

We are not aware of any underdrainage schemes in place on the land.

DRAINAGE RATES

Drainage rates are payable to the Black Sluice Internal Drainage Board. Station Road, Swineshead, Boston, Lincolnshire, PE20 3PW Tel: 01205 821 440

ENTITLEMENTS

The Basic Payment Scheme entitlements will be included in the sale.

SPORTING & MINERAL RIGHTS

Included in the sale of the sale of the land.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible. They have been based on the Rural Land Register Plans. The plans are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

BOUNDARIES

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller's, nor the Selling Agent, will be responsible for defining the boundaries nor their ownership.

DISPUTES

Should any disputed arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Selling Agent.

VIEWING

Viewing of the property is strictly by appointment through the Selling Agent.

LOCAL AUTHORITY:

BOSTON BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, PE21 8QR

Tel: 01205 314 200

These Particulars were prepared in May 2015. Ref: 55068

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

IMPORTANT NOTICES

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