

Richardson

CHARTERED SURVEYORS

**71.00 Acres Arable Land
Toll Bar, Deeping St. James
Lincolnshire, PE6 8RW**

FOR SALE

GUIDE PRICE £640,000



- Arable Land
- Adjacent Market Deeping
- Vacant Possession
- For Sale by Private Treaty
- 71.00 Acres
- Registered Title

Sheep Market House, Stamford, PE9 2RB



www.richardsonestateagents.co.uk

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DESCRIPTION

A good sized parcel of land split into two fields extending to 71 acres (28.73ha). The land has excellent access directly onto Stowgate Fen Road North.

The fields are predominantly Grade 2 as categorised by the Land Classification of England & Wales. The soil type is from the Downholland 1 series being described as "Deep stoneless humose clayey soils, calcerous in places" by the Soil Survey of England & Wales.

LOCATION

The land comprises a single block of arable land split into two fields fronting Stowgate Fen Road North and Barrons Farm Road, Market Deeping. Access to the land is obtained directly off Stowgate Fen Road North. A sign board will be erected.

what3words: investor.springing.donation

METHOD OF SALE

The land is for sale by Private Treaty with Vacant Possession available upon completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements or quasi easements, whether specifically mentioned or not.

SPORTING, MINERAL & TIMBER

The sporting, mineral and timber rights are included in the freehold sale, to the extent as they are owned.

DRAINAGE

Drainage rates are payable to the Welland & Deepings Internal Drainage Board.

BASIC PAYMNET SCHEME & ENVIRONMENTAL SCHEMES

Entitlements commensurate with the claimable area are available by separate negotiation. All land has been declared for the 2022 Basic Payment Scheme.

The land is not included within any agri-environment schemes and is therefore sold free of any ongoing management restrictions.

SERVICES

There are no services connected to the land.

TENURE

The land is for sale with the benefit of vacant possession.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

LOCAL AUTHORITY

The land is located in the administrative boundaries of South Kesteven.

HISTORIC DESIGNATION

We understand the land is not affected or restricted by any Ancient Monument Designation.

VIEWINGS

Interested parties are permitted to view the land during daylight hours with a set of particulars to hand. Access to the land is taken at your own risk and prospective buyers are asked not to damage the current crop.

FURTHER INFORMATION

For further information please contact Jamie Richardson direct line 01780 761651 or email jrichardson@richardsonsurveyors.co.uk

PLANS

The plan outlined in these details is for identification purposes only.

Field	Size	2022	2021	2020	2019	2018
4871	39 Acres	Spring Wheat	Spring Wheat	Spring Wheat	25 Acres Potatoes / 14 Acres Spring Wheat	Winter Wheat
9137	32 Acres	Winter Wheat	Spring Beans	Winter Wheat	22 Acres OSR / 10 Acres Winter Wheat	22 Acres Potatoes / 10 Acres Winter Wheat





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.