

## 24.43 Acres Land, Platts Lane

Bucknall | Woodhall Spa | Lincolnshire | LN10 5DY

Offers In Excess Of £175,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 24.43 Acres Land

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Woodhall Spa | Lincolnshire | LN10 5DY

Offers In Excess Of £175,000

PGM&Co are favoured with instructions to offer a block of arable land extending to 24.43 Acres (9.88 Hectares), on the edge of the village of Bucknall, Lincolnshire.

- 24.43 Acres Arable Land
- Direct Highway Access
- Productive Arable Land
- Lying to north of Bucknall, Woodhall Spa

## Location

The land lies off Platts Lane, to the north of the village of Bucknall.

Situated approximately 5 miles west from Horncastle and 5 miles north from Woodhall Spa, the village offers a small primary school, village hall, park and public footpaths. Woodhall Spa is a popular central Lincolnshire village and is well served by local amenities, including range of shops, restaurants and hotels and schools.



### Description

The land has historically been farmed as part of a traditional arable rotation, and has been laid to grass in the previous 2 cropping years.

It is classified as Grade III by reference to the Land Classification map for the region (East Midlands ALC005). Referred to by Landis Soils as predominantly base-rich loamy and clayey soils. The land is deemed mostly suited to grass production, and some cereal production.

### Drainage

The land has been drained to open ditches as necessary. Plans available on request.

### Services

There are no services connected to the land.

### Local Authority

East Lindsey District Council.

### Rural Payments/Subsidy Schemes

Delinked payments will be retained by the Seller. The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility of formulating their own scheme.

### Outgoings

Drainage charges on the land are payable to the Internal Drainage Board.

### Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

### Boundaries

The Purchaser will be responsible for construction of a new, stock proof, fence along the new boundaries (shown yellow on the enclosed plan).

Existing boundaries consist of a combination of hedges and dykes. The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

### Plans & Areas

These have been prepared as carefully as possible they are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

### Tenure & Possession

The Land is offered for sale Freehold with Vacant Possession on completion.

### Holdover/Early Entry

Possession is subject to holdover at no additional charge (where applicable). Early Entry may be available by prior agreement.

### Tenantright & Dilapidations

Where the sale gives rise to a claim for tenantright, successful purchaser(s) will be required to pay for any seeds, fertiliser, cultivations, sprays and acts of husbandry relating to any growing crops on the land based on CAAV costings and actual costs. Dilapidations are not allowed.

### VAT

It is understood that none of the land is elected for VAT.

### Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

An overhead electricity transmission line traverses the land.

### Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

### Method of Sale

The property is offered for sale by Private Treaty as a whole.

### Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

### Viewing

Prospective purchasers may view the Land during daylight hours with a set of these Particulars of Sale to hand.





**JOINT AGENCY**

**Perkins George Mawer & Co**

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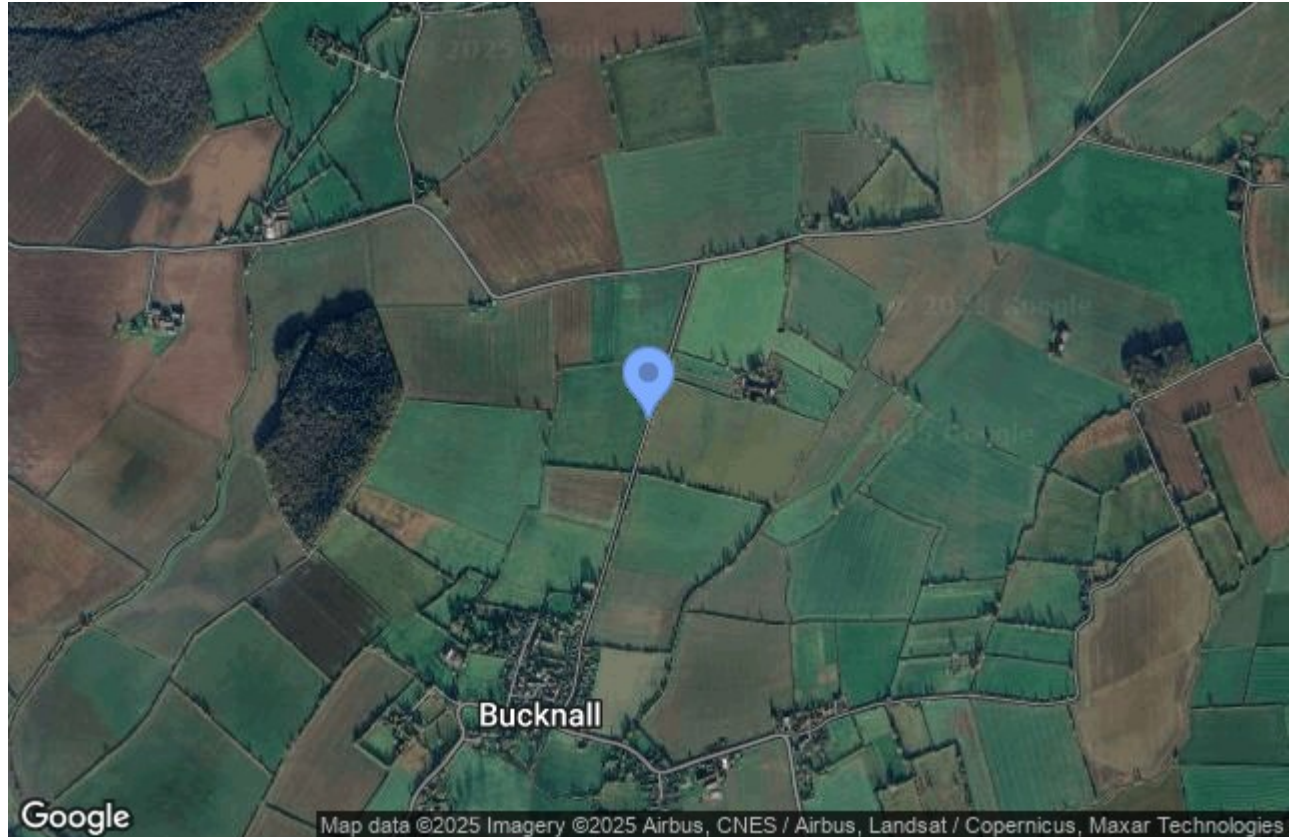
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Schedule and Back Cropping

				Back Cropping				
	Description	Area (Ha)	Area (Ac)	2025	2024	2023	2022	2021
Land off Platts Lane	Arable	9.88	24.43	Grass Ley	Grass Ley	Spring Barley	Winter Wheat	Winter Wheat
	<b>TOTAL</b>	<b>9.88</b>	<b>24.43</b>					



Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.