



**Perkins George Mawer & Co.**



**Arable Land, 13.60 Acres (5.50 Hectares), Faldingworth, Lincolnshire, LN8 3SE  
Offers in excess of £100,000**

**Arable Land, 13.60 Acres (5.50 Hectares),  
Faldingworth, Lincolnshire, LN8 3SE**

**LOCATION**

The land lies on the northern fringe of the village of Faldingworth, with direct access off the A46.

Faldingworth is about 6 miles south west of Market Rasen and 12 miles north east of Lincoln.

**METHOD OF SALE**

The land is offered For Sale by Informal Tender as a whole, the details of which are set out in the accompanying letter. The Tender deadline is FRIDAY 6TH APRIL 2018 AT 12 NOON.

**TENURE AND POSSESSION**

Freehold, subject to a verbal Farm Business Tenancy ending on 30th September 2018. A copy of the previous Agreement is available for inspection.

Early entry may be available by separate negotiation.

**BASIC PAYMENT SCHEME**

There are 5.48 NML Entitlements included in the sale. The 2018 BPS payment is reserved to the outgoing Tenant.

**OUTGOINGS**

Drainage outgoings are payable on an annual basis.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

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

A private water supply pipe crosses the land.

**SPORTING, TIMBER AND MINERAL**

The sporting rights, mineral rights and timber, except as reserved by Statute or The Crown, are included in the Freehold.

**PLANS AND AREA SCHEDULE**

TF 0684 7400 10.52 Acres

TF 0684 8600 3.08 Acres

—————  
13.60 Acres

These have been prepared as carefully as possible and are based on Ordnance Survey plans. The plan is for illustrative purposes only and although it is believed to be correct its accuracy is not guaranteed.

**TENANTRIGHT**

No Tenantright is payable in addition to the purchase price. No Dilapidations will be allowed.

**DISPUTES**

Should any dispute arise as to the boundaries or any point arising in the General Remarks and

Stipulation or Particulars of Sale, schedule, plan or interpretation of any of them, the question shall be referred to the arbitration of the Selling Agent, whose decision acting as expert should be final. The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or the ownership thereof.

**CLAWBACK**

The land is offered for sale subject to a development overage clause in the sum of 25% reserved to the Vendor for a period of 25 years.

**VAT**

Should any sale of the land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

**VIEWINGS**

Interested parties are free to inspect the land during daylight hours with a set of particulars to hand.

For further information please contact Nicholas Sharp - 01673 843011.

Perkins George Mawer & Co  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire LN8 3EH



Misrepresentation Act:  
Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; 2) all descriptions, references to conditions and necessary permissions for use and occupations and other details are given in good faith and are believed to be correct but 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; 3) no person in the employment of Perkins George Mawer & Co. has any authority to make or give any representations or warranty whatsoever in relation to this property.

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