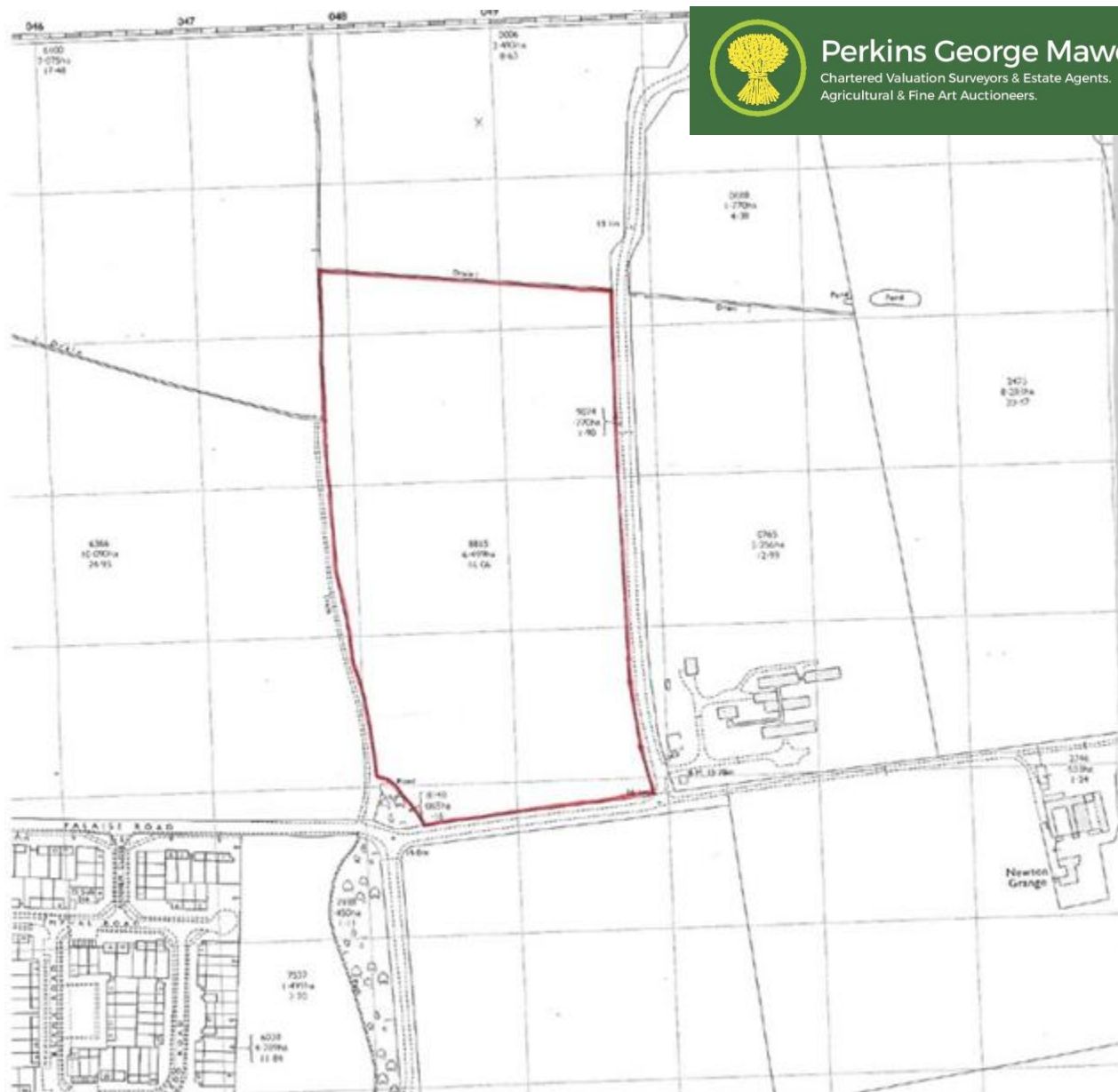




Perkins George Mawer & Co.

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



16.06 Acres (6.499 Ha) Agricultural Land

Newton By Toft, LN8 3NF

Guide Price **£105,000**

16.06 Acres (6.499 Ha)

Agricultural land

Land is classified as Grade 3

Newton By Toft



Description

16.06 Acres (6.499 Ha) Agricultural land at Newton By Toft.

Introduction

A rare opportunity to acquire an arable field at Newton By Toft, extending to approx. 16.06 Acres (6.499 Ha). The land fronts onto Clay Lane and Alexandria Road to the south of Newton By Toft adjacent to the former RAF station.

The Land

The land is classified as Grade 3 on the Agricultural Land Classification maps and is described as a clayey loam suitable for cereals some potatoes and grassland. The land has been fallow in 2017/18

Basic Payment Scheme

No Entitlements are included with the sale. Entitlements may be available for sale from the previous tenant by separate negotiation.

Land Drainage

There is a small annual charge for drainage rates payable to the local drainage board

Wayleaves and Easements

We are not aware of any which affect the property.

Access

Directly of the public highway.

Sporting and mineral rights

These are included in so far as the they are owned.

Planning

The relevant planning authority is West Lindsey District council. The land is located in open countryside The land is designated in the Central Lincolnshire local plan as part of the Green infrastructure network (policy LP20). This is a priority area for green space and infrastructure enhancement. Prospective purchasers should direct enquires to the LPA regarding the designation.

Tenure

The land is offered freehold with vacant possession

Schedule

OS TF0487 8865 16.06 Acres (6.449 Ha)

Viewings

Any time in daylight hours with a copy of these particulars.



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Agents Nte: 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.