



7.86 Acres - Grassland, Spridlington

Market Rasen | Lincolnshire | LN8 2DF

Guide Price £85,000



Perkins George Mawer & Co.

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

7.86 Acres - Grassland

Faldingworth Road | Spridlington

Market Rasen | LN8 2DF

Guide Price £85,000

7.86 Acres of Grassland lying in close proximity to Spridlington village, with direct access off Faldingworth Road.

For Sale by Informal Tender. Tender Date: 12 noon on Friday 13th October 2023.

- 7.86 Acres Grassland
- Edge of village location
- For Sale by Informal Tender
- Single paddock enclosure
- Stock-proof boundaries
- Deadline: 12noon 13th October 2023

Location

The land is situated on the eastern side of the village of Spridlington and fronts onto Faldingworth Road. The City of Lincoln lies just 8 miles to the south and the popular town of Market Rasen is 9 miles north. Both offer a broad range of facilities.

General Description

An opportunity to acquire a valuable enclosure of grassland situated on the fringe of a popular Lincolnshire village. The paddock is considered to be ideally suited for the grazing of livestock or horses, as well as broader amenity/environmental uses. The land is predominantly Grade III as classified by the MAFF Land Classification maps for the region.





The Soil Survey of England and Wales designates the land to be of the Beccles 1 Association being a chalky till, considered best suited to winter cereals, potatoes and grassland.

The land is traditional ridge and furrow and gently undulates. A gated access is available directly on to the Faldingworth Road.

Boundaries

The boundaries comprise both post and wire stock fence and mature hedges.

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Tenure & Possession

The land is Freehold. Vacant Possession will be granted on completion.

Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Overage

The land is subject to an Overage Agreement in favour of the previous owners. The agreement stipulates an overage of 25% for 25 years (expiring 2042).

Services

There are no services to the land. Water is believed to be nearby and prospective purchasers should make their own enquires as to the prospect of making a connection.

Sporting, Timber & Minerals

These are included in the sale in so far as they are owned, subject to any statutory exclusions.

NVZ

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

Outgoings

There are no known outgoing.

VAT

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

Method of Sale

The property is offered for sale by Informal Tender, as a whole. Interested parties are invited to submit their offer(s) on the attached Tender Form in a sealed envelope marked 'Spridlington' by 12 noon on Friday 13th October 2023, to the offices of the Selling Agents at Perkins George Mawer & Co., Corn Exchange Chambers, Queens Street, Market Rasen, Lincolnshire LN8 3EH.

Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Solicitor

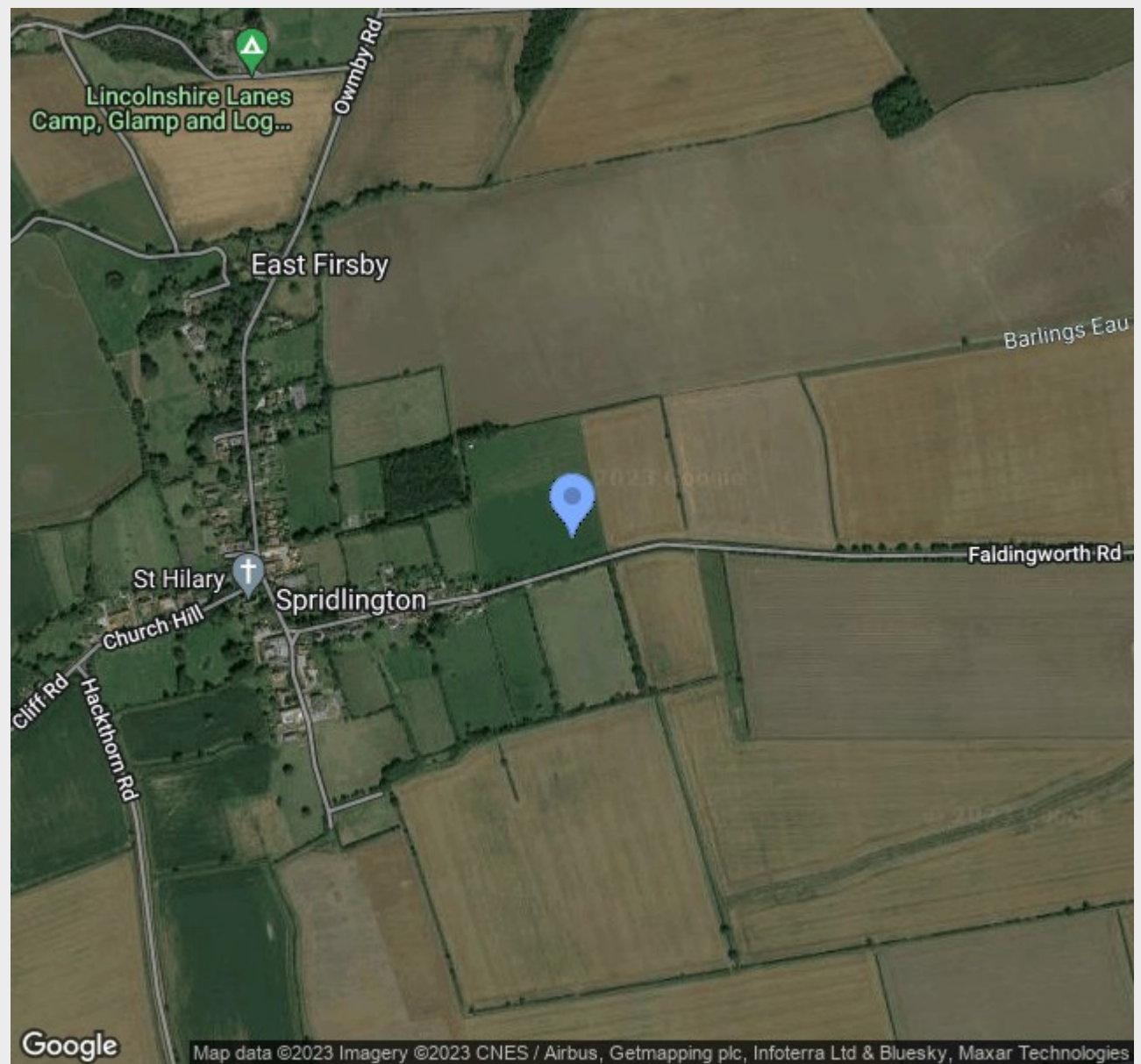
Wilkin Chapman LLP (ref: Helen Barton)
Oxley House
Lincoln Way
Louth
Lincolnshire
LN11 0LS
Tel: 01507 527521

Viewing

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

Agent

Perkins George Mawer & Co., Market Rasen
Ref: Nicholas Sharp/Molly Williams
Tel: 01673 843011
Email: nick@perkinsgeorgemawer.co.uk /
molly@perkinsgeorgemawer.co.uk



Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

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.



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TENDER FORM

7.86 Acres - Grassland, Faldingworth Road Spridlington, Market Rasen, Lincolnshire, LN8 2DF

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **7.86 Acres - Grassland, Faldingworth Road Spridlington, Market Rasen, Lincolnshire, LN8 2DF** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

As a Whole:

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

Name:

Address:

.....

Tel No:

Email:

I can confirm we are / are not (*delete as appropriate*) cash buyers.

Signed: **Date:**



Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins, George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincs. LN8 3EH no later than **12 noon on Friday 13th October 2023**. No late offers will be considered.
2. Offers should be submitted in writing in a sealed envelope marked **“Spridlington”**.
3. Offers must be for a precise sum of pounds sterling and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
4. No offer will be considered which is calculable only by reference to another offer.
5. Offers should be made Subject to Contract only.
6. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
7. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
8. The vendors do not undertake to accept the highest or any offer.
9. The successful Offerors will be notified and will be expected to complete as soon as possible.