



2.06 Acres - Grassland, Middlefield Lane

Glentham | Market Rasen | LN8 2ET

Guide Price £30,000 | For Sale by Informal Tender



Perkins George Mawer & Co.

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

2.06 Acres - Grassland

Middlefield Lane | Glenthams

Market Rasen | LN8 2ET

Guide Price £30,000

2.06 Acres of amenity grassland lying on the edge of Glenthams. About 14.5 miles from Lincoln.

For Sale by Informal Tender. Tender Date: Friday 19th April 2024 at 12 noon

- For Sale by Informal Tender
- Direct Highway Access
- Edge of Village Location
- Tender Date: Friday 19th April 2024 at 12 noon
- Field Shelter
- Amenity Paddock

Location

The Land is situated on the eastern fringes of Glenthams. The City of Lincoln is about 14.5 miles to the south.



Description

A single enclosure of long standing grass having most recently been grazed by horses. It is of a convenient size and benefits from a wooden field shelter.

It is classified as Grade III by the MAFF Land Classification maps for the region. The Soil Survey of England and Wales describes the land as being of the Curdridge Association. A Jurassic sand clay, being stoneless loamy soils with flexibility of cropping.

The property enjoys direct highway access at several points.

Tenure and Possession

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

Development Overage

The Land is sold subject to a Development Overage Clause of 25% for 30 years.

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.

An overhead electricity line crosses the property.

Services

Mains water is connected to the Land.

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

It has been assumed that a drainage outgoings are payable.

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 'Glentham' by 12 noon on Friday 19th April 2024 at 12 noon, 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

BG Solicitors LLP (Ref: Andrea Park)
25a Northgate,
Louth,
Lincolnshire LN11 0LT
T: 01507 600 610

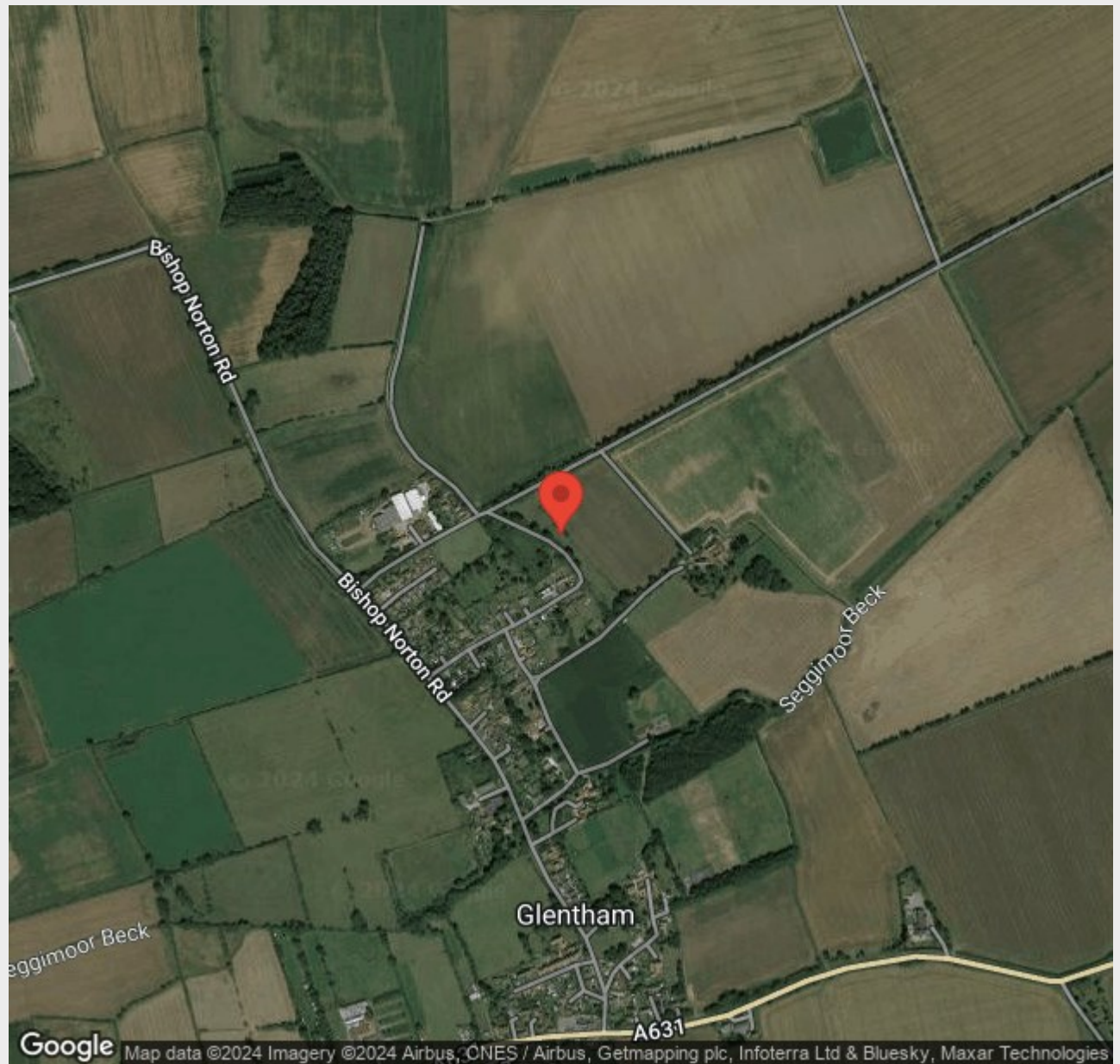
Viewing

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

Selling Agent

Perkins George Mawer & Co., (Market Rasen)
Ref: Nicholas Sharp
Tel: 01673 843011 / 07970 986364
Email: nick@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.



TENDER FORM

2.06 Acres - Grassland, Middlefield Lane, Glenthams, Market Rasen **Lincolnshire, LN8 2ET**

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **2.06 Acres - Grassland, Middlefield Lane, Glenthams, Market Rasen, Lincolnshire, LN8 2ET** 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, Lincolnshire LN8 3EH **no later than 12 noon on Tender Date: Friday 19th April 2024 at 12 noon.** No late offers will be considered.
2. Offers should be submitted in writing in a sealed envelope marked “**Glentham**”.
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.