



Perkins George Mawer & Co.

43.74 Acres Arable Land & Permanent Pasture, Heighington, Lincoln, LN4 1AE
Guide price £360,000

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Three compartments of agricultural land benefiting from road frontage. For Sale as a whole or in three separate lots, by Private Treaty.

Location

Situated a mile to the east of the village of Heighington off Fen Road and Brinkle Spring Lane, approximately 5 miles to the south east of Lincoln.

Description

Three separate enclosures of arable land and permanent pasture extending to about 43.74 acres. The land is classified as Grade 3 according to the Agricultural Land Classification Map for the region. The Soil Survey of England and Wales describe the land as mainly being Blackwood; deep, permeable, sandy and coarse loamy soils with ground water controlled by ditches.

The land is suitable for the growing of cereals, potatoes and sugar beet with some grassland and coniferous woodland.

The land is available as a whole or in three separate lots as follows:-

Lot 1: Arable Land (TF0469 5785) 22.09 Acres (8.94 Ha) - Shaded Red. Guide Price: £185,000

Lot 2: Arable Land (TF0469 8256) 10.01 Acres (4.05ha) - Shaded Blue. Guide Price: £85,000

Lot 3: Permanent Pasture (TF0569 2211) 11.64 Acres (4.71 ha) - Shaded Green. £90,000

Cropping History

Lot 1:

2015 Winter Rye
2014 Spring Barley
2013 Sugar Beet

Lot 2:

2015 Winter Wheat
2014 Linseed
2013 Sugar Beet

Lot 3: Permanent Pasture

Basic Payment Scheme

Basic Payment Scheme entitlements relating to the land are included in the sale. Further details are available on request.

Outgoings

Drainage rates are payable for the land.

Wayleaves & Easements

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned in these particulars or not.

Tenure & Possession

The Freehold interest with vacant possession upon completion.

Sporting & Timber Rights

Sporting and Timber Rights are included in the sale of this land, in so far as they are owned.

Tenantright

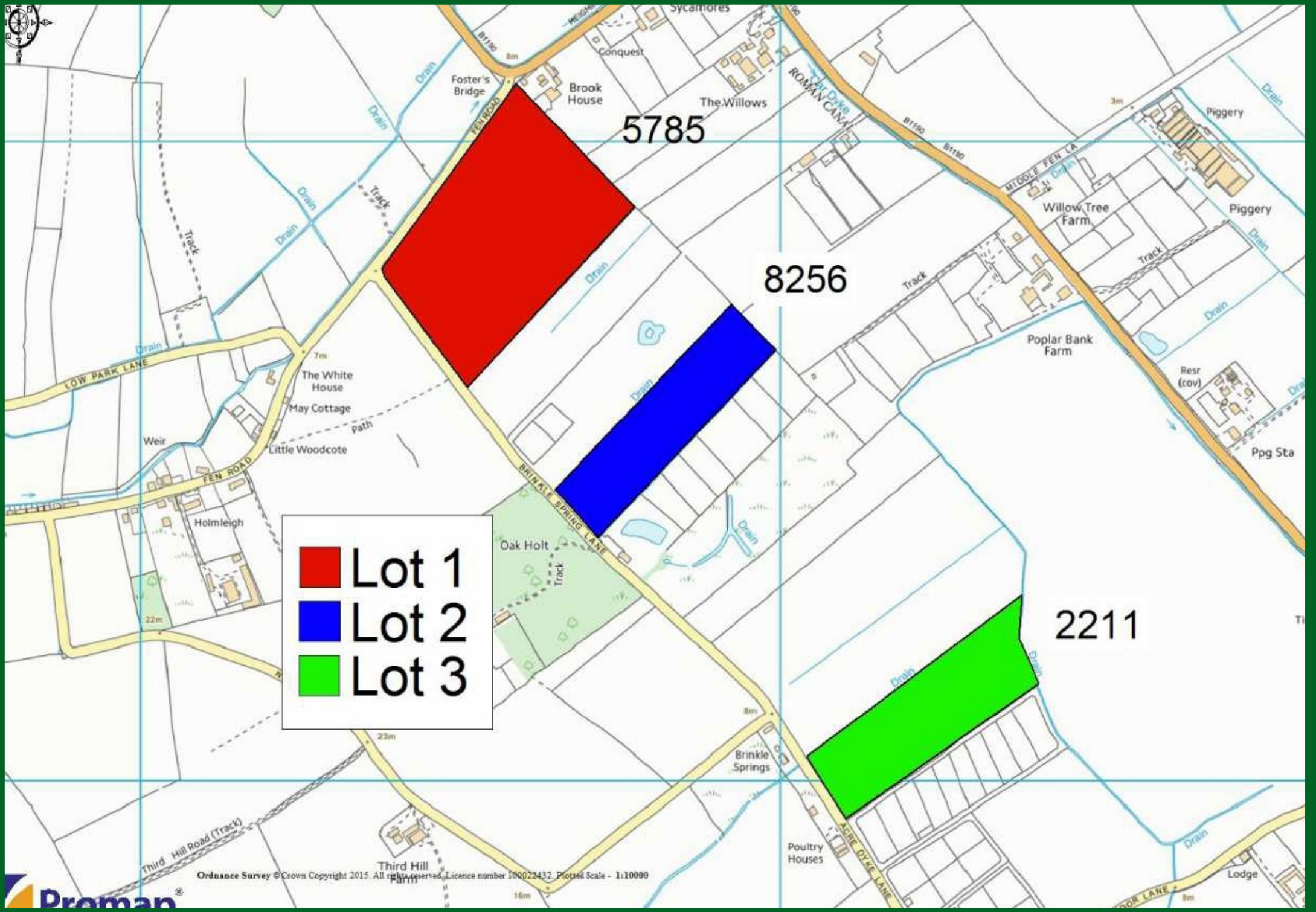
Tenantright will be payable in addition to the purchase price calculated by reference to the Agricultural (Calculation of Value) Regulations 1978 to 1983 in accordance with the prices and recommendations of the Central Association of Agricultural Valuers including, where appropriate, enhancements. No dilapidations will be allowed.

Method of Sale

By Private Treaty as a whole or in three lots as catalogued.

Viewings




At anytime during daylight hours with a set of particulars to hand. Interested parties are asked to register their interest with the



5785

8256

2211

 Lot 1
 Lot 2
 Lot 3

Agent prior to visiting.

E: info@perkinsgeorgemawer.co.uk

VAT

Should any sale of the land or rights attached to it become a chargeable supply for the purposes of VAT such tax will be payable by the purchaser(s) in addition to the contract price.

Plans

The plans as provided are for identification purposes only and purchaser(s) should satisfy themselves on the location of the boundaries and the accuracy of areas before submitting any tender. For the avoidance of doubt, the pond curtilage and access thereto in the southern corner of Lot 1 is specifically excluded from the sale. Boundary demarcation posts will be erected on site. The new boundary to be the responsibility of the Vendors.

Brochure Details

The brochure including photography was prepared by Perkins George Mawer & Co, in accordance with the vendor's instructions of December 2015.

Further Details

Please contact Nicholas Sharp
T: 01673 843011



Misrepresentation Act:

Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they 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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