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SPALDING AGRICULTURAL: 01775 766766 www.longstaff.com



**AGRICULTURAL LAND SITUATED IN AND AROUND GEDNEY HILL, HOLBEACH DROVE
AND FLEET COY, SPALDING, LINCOLNSHIRE**
FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN FOUR INDIVIDUAL LOTS

GUIDE PRICE FOR THE WHOLE: £420,000
**EXTENDING IN TOTAL TO APPROXIMATELY 19.26 HECTARES (47.60 ACRES) OR
THEREABOUTS**

SPALDING: 01775 766766

BOURNE: 01778 420406

GRANTHAM: 01476 565371

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



DESCRIPTION:

An opportunity to acquire approximately 19.26 Hectares (47.60 Acres) or thereabouts of Agricultural land situated in and around Gedney Hill, Holbeach Drove and Fleet Coy, Spalding, Lincolnshire.

The land being offered for sale comprises of a combination of arable and grass land enclosures available in four individual lots or, as a whole. All of the land parcels are of a regular size and shape, suitable for modern agricultural operations. Each of the parcels have good road access and many of the parcels are bordered by drainage ditches. A copy of the Plan is shown attached to these Particulars (for identification purposes only and not to scale)

LOT 1 – 8.94 HECTARES (22.09 ACRES) OR THEREABOUTS – GUIDE PRICE : £200,000 – EDGED IN RED

Lot one comprises of approximately 8.94 Hectares (22.09 Acres) or thereabouts situated off Cross Drove, Gedney Hill. The land is partly Grade I and partly Grade II Arable land lying in three contiguous parcels (as shown edged **red** on the attached Site Plan and coloured red on the attached location plan.) A small part of the land is laid to hardstanding which is now used for access. The land is subject to an Agricultural Tenancies Act 1995 (Farm Business Tenancy) whereby a Notice to Quit has been served on the Tenant ending the current Tenancy on 16th September 2024. It is expected that Vacant Possession will be available after this date. (*What 3 Words Location ///ultra.diamonds.searcher*)

LOT 2 – 2.87 HECTARES (7.10 ACRES) OR THEREABOUTS GUIDE PRICE : £60,000 – EDGED IN BLUE

Lot two comprises of approximately 2.87 Hectares (7.10 Acres) or thereabouts of Grade I Arable land extending over one parcel (as shown edged **blue** on the attached Site Plan and coloured blue on the attached location plan) with land lying to the North of Cross Drove, Gedney Hill. The land is subject to an Agricultural Tenancies Act 1995 (Farm Business Tenancy) whereby a Notice to Quit has been served on the Tenant ending the current Tenancy on 16th September 2024. It is expected that Vacant Possession will be available after this date. (*What 3 Words Location ///chuckle.download.unfocused*)

LOT 3 – 5.58 HECTARES (13.79 ACRES) OR THEREABOUTS GUIDE PRICE : £110,000 – EDGED IN YELLOW

Lot three comprises of approximately 5.58 Hectares (13.79 Acres) or thereabouts of Grade II Agricultural land which has been laid to permanent pasture (as shown edged **yellow** on the attached Site Plan and coloured yellow on the attached Location plan) lying to the East of Langary Gate Road, Fleet Coy. We are informed that the land may benefit from a water connection and livestock drinker trough. However, the Selling Agents are unable to confirm the availability of the connection and supply. Therefore, it is the responsibility of the proposed purchaser to investigate the availability of the supply. The land is offered for sale with the benefit of Vacant Possession. (*What 3 Words Location: ///flocking.mixture.muscular.*)

LOT 4: 1.87 HECTARES (4.62 ACRES) OR THEREABOUTS GUIDE PRICE : £50,000 – EDGED IN GREEN

Lot four comprises of approximately 1.87 Hectares (4.62 Acres) or thereabouts of Grade II Agricultural land which has been laid to permanent pasture (As shown edged **green** on the attached Site Plan and coloured green on the attached Location Plan) lying to the West of Dog Drove South, Holbeach Drove. The land is offered for sale with the benefit of Vacant Possession. (*What 3 Words Location: ///hoofs.booklets.weddings.*)

DISCLAIMER: AREAS STATED IN THESE PARTICULARS HAVE BEEN TAKEN FROM 1905 ORDNANCE SURVEY (COUNTY SERIES) IMPERIAL EDITION MAPS AND USING THE LAND TITLE DEEDS. IT IS THE RESPONSIBILITY OF THE PROPOSED PURCHASER (S) TO ENSURE THAT THEY ARE SATISFIED WITH THE AREAS AND BOUNDARIES INVOLVED.

METHOD OF SALE:

The land is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by 'Best and Final' offers or by private auction. The land is offered for sale freehold subject to the existing tenure arrangements. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent – Richard Start or Alice Hunns on 01775 766766 Option 4.

LOCATION:

The majority of land lies in and around Holbeach Drove, Fleet Coy and Gedney Hill, Lincolnshire. Both Holbeach Drove and Gedney Hill provide local scale amenities and services. However, more extensive amenities and services are available in the nearby Market Town of Spalding. Holbeach Drove is located approximately 12.8 miles Southeast of Spalding Town Centre and Gedney Hill is located approximately 13.9 miles Southeast of Spalding Town Centre.

LAND AND SOILS CLASSIFICATION:

The land is classified as Grade I and Grade II on the Land Classification Map of England & Wales. The majority of the land parcels are further classified by the Soil Survey of England and Wales as being part of the Wallasea 2 Association of soils which is characterised as being "deep stoneless clayey soils. Calcareous in places. Some deep calcareous silty soils" capable of growing "winter cereals and some sugar beet, potatoes, cereals and field vegetables."

ACCESS:

All of the land parcels benefit from good access being adopted highways which provide access to major roads. Further information can be obtained from the Selling Agents.

SERVICES:

Other than the possible water connection in Lot 3, It is believed that there are no services connected to any of the land. The Selling Agents are unable to confirm the availability of the supply and therefore, it is the potential purchaser's responsibility to investigate the potential of service provisions being implemented at the site.

RIGHT OF WAY, WAYLEAVES AND EASEMENTS ETC:

The land is sold subject to, and offered with, the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements, and all wayleaves, whether referred to specifically in these Particulars or not. The Landlord will retain any wayleave payments in respect of the farm. We are not aware of any Public Rights of Way which affect the land. Electricity poles are present on some of the parcels offered for sale.

OUTGOINGS:

Drainage Rates are payable to the South Holland Internal Drainage Board.

SPORTING RIGHTS, MINERALS AND TIMBER:

The Sporting Rights are included in the sale as far as owned by the Seller. The mineral rights are included in the sale as far as owned by the Seller.

VALUE ADDED TAX:

Should a sale of the land or any right 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. All Guide Prices quoted, or prices discussed are exclusive of VAT. In the event the property or any part thereof, any rights, contractors, or quotas or Entitlements become a chargeable supply for the purpose of VAT any such taxes will be payable in addition to the purchase price at the appropriate rate.

SCHEDULE OF AREA AND BACK CROPPING:

Lot	Field Number	Area		2023/2024	2023/2022	2021/20	2020/2019	2019/2018
		Ha	Acres					
Lot 1	TF3211 6043	8.94	22.09	Winter Wheat	Winter Wheat	Winter Wheat	Spring Barley	Oilseed Rape
	TF3211 5142			Winter Wheat	Winter Wheat	Winter Wheat	Spring Barley	Oilseed Rape
	TF3211 6239			Winter Wheat	Winter Wheat	Winter Wheat	Spring Barley	Oilseed Rape
Lot 2	TF3211 0005	2.87	7.10	Winter Wheat	Winter Wheat	Winter Wheat	Spring Barley	Oilseed Rape
Lot 3	Pt5840/7636	5.58	13.79	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Lot 4	5142	1.87	4.62	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture

VIEWING:

Viewing is possible during daylight hours with a set of these sales particulars to hand. Any parties viewing the land do so entirely at their own risk and are responsible for ensuring their own safety.

PLANS, AREAS AND SCHEDULES:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and LPIS plans. The plans included in these Particulars are published for convenience and/or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed. The Purchaser (s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.

HEALTH AND SAFETY:

Any party wishing to enter the land to inspect are requested to take suitable health and safety precautions. Parties enter the property entirely at their own risk.

BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the land.

CONTRACTS AND QUOTAS:

There are no contracts or quotas included within the sale of the land.

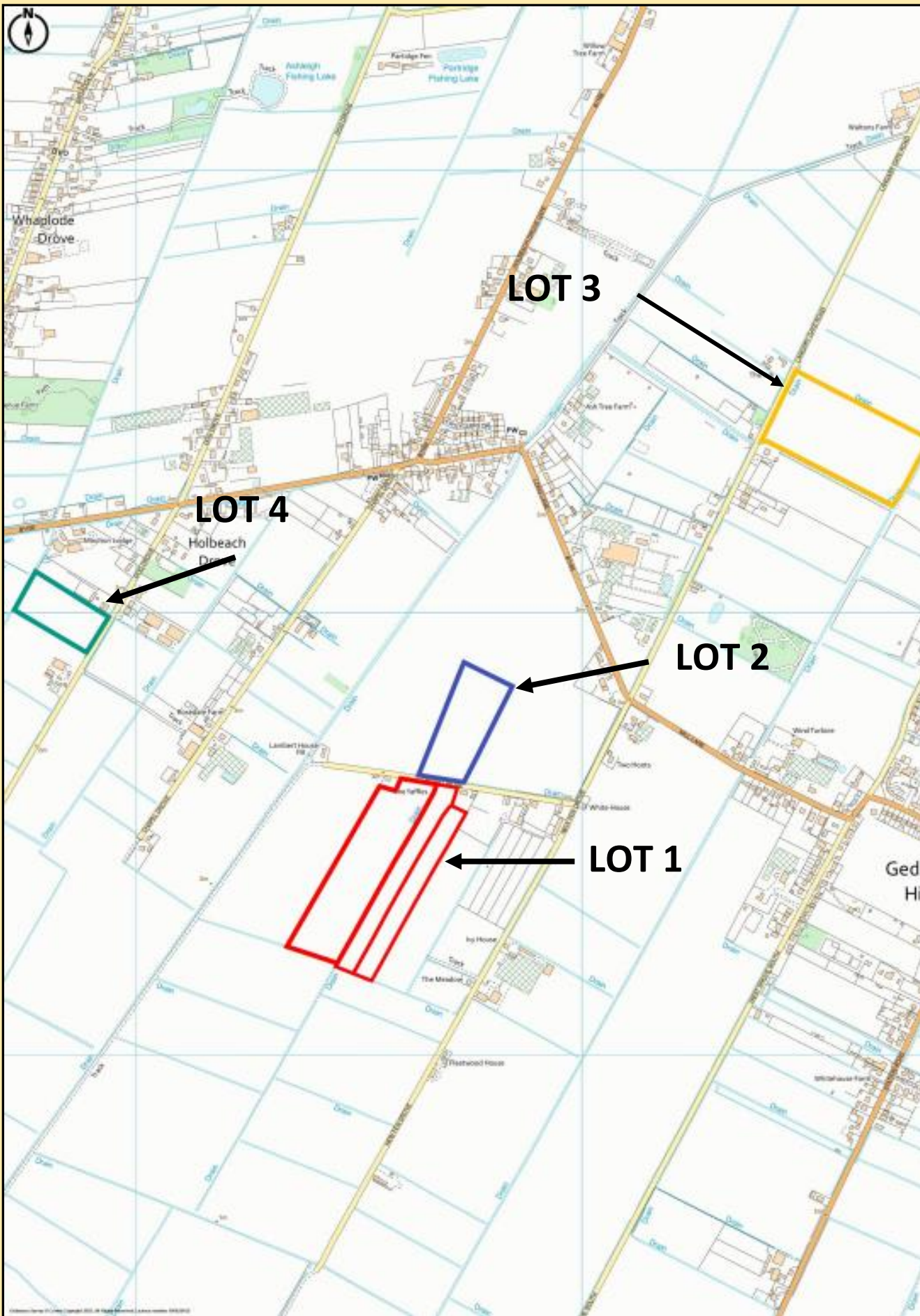
EARLY ENTRY:

Early entry may be granted to the buyer(s) of Lot 3 and Lot 4 after exchange of contracts and payment of a double deposit.

TENURE:

Lot 1 and Lot 2 are currently occupied by Tenants by way of Farm Business Tenancies (Agricultural Tenancies Act 1995.) Valid Notice to Quit documents have been served on the relevant Tenant (s) to end the Tenancy's on the respective dates highlighted above (subject to any right of Holdover should it exist.) Further information is available from the Selling Agents.

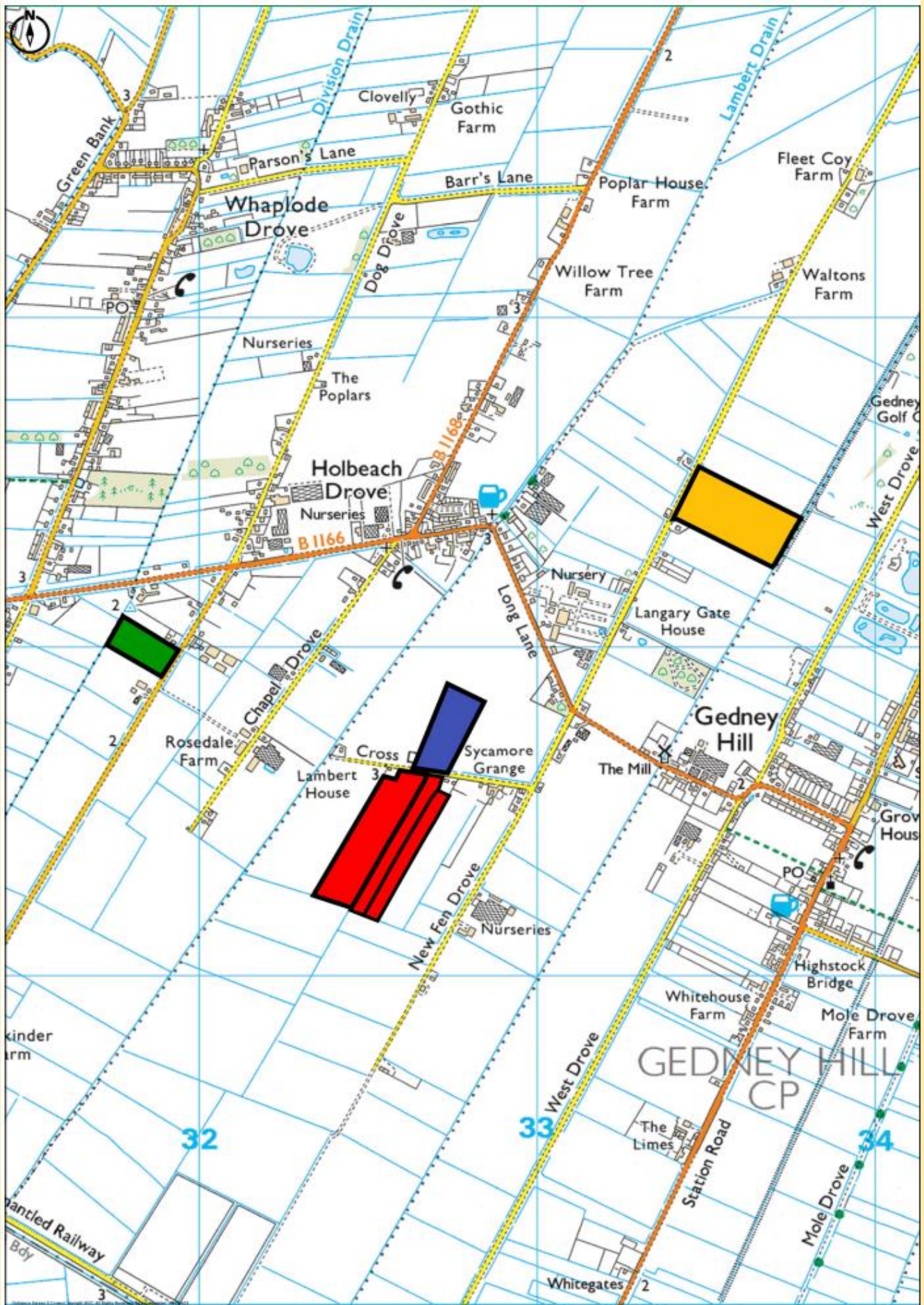
SITE PLAN



FOR IDENTIFICIATION PURPOSES ONLY, NOT TO SCALE



LOCATION PLAN



FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE

FURTHER INFORMATION:

If any further information is required regarding the Land, please contact R. Longstaff and Co LLP's Agricultural Department on 01775 766766 Option 4.

LOCAL AUTHORITIES:

District & Planning:	South Holland District Council Priory Road, Spalding, Lincolnshire PE11 2XE CALL: 01775 761161
Water:	Anglian Water Customer Services PO Box 10642, Harlow, Essex CM20 9HA CALL: 08457 919 155
County & Highways:	Lincolnshire County Council County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222
Internal Drainage Board:	South Holland Internal Drainage Board Marsh Reeves, Foxes Lowe Road, Holbeach PE12 7PA CALL: 01553 819600

PARTICULARS CONTENT:

We make every effort to produce accurate and reliable details, but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

The Plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE.

Investigations of both the Ordnance Survey (Metric Edition) Plans and digital mapping have been used to ascertain the area of the land offered for sale as accurately as possible, however interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered for sale and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.

Photographs were taken, and these Sales Particulars were produced, in September/October 2023.

Ref: S11349

These Particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

CONTACT:

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T: 01775 766766 Option 4
www.longstaff.com