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SPALDING AGRICULTURAL: 01775 766766 Option 4 www.longstaff.com



An enclosure of Grass Land, Situate Clay Drove, West Pinchbeck
Near Spalding, South Lincolnshire, PE11 3NB

TOTAL 17.304 ACRES (7.003 HECTARES) OR THEREABOUTS

- Conveniently located grass field
- Within easy travelling distance of PODE HOLE, Spalding and other surrounding villages
- Long road frontage

GUIDE PRICE - £150,000 Subject to Contract

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

GENERAL DESCRIPTION

This grass field lies between Clay Drove and the River Vernatts, a short distance to the north east of the village of Pode Hole and approached by Dozens Bank (A151) which leads onto Clay Drove.

The field is of good shape and has been laid to grass for a number of years.

LAND AND SOIL CLASSIFICATION

The land is Grade 1 with a small amount of Grade 2 towards the west end of the field according to Land Classification Map of England and Wales. The soils are of the Wisbech Series which are described as deep, stoneless, calcareous, coarse silty soils suitable for a variety of cropping.

FIXED EQUIPMENT

There is no fixed equipment on the field; it is bare land.

SERVICES

We are not aware that any services are connected to the land. Interested parties requiring service connections for any particular purpose must make their own specific enquiries with the relevant utility/service providers as to availability, cost and practicality of connection.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The land is offered For Sale subject to, and with the benefit of, all existing rights including rights of way whether public or private, light, support, drainage, water and electricity and other rights, easements, quasi-easements, and all wayleaves whether referred to specifically in these Particulars or not.

GAS MAIN

We would particularly draw attention to the fact that there is an underground gas main which crosses the field in approximately east/west axis. The line of the gas main is marked with red topped marker posts at each end of the field. There is a permanent easement for maintenance, repair and replacement for the benefit of the gas company.

DRAINAGE BOARD DRAIN

The drain on the west side of the field (The Blue Gowt Drain) falls within the responsibility of the Welland and Deeping IDB with normal IDB 9 Metre Byelaws for cleansing, repair and maintenance. For further details please contact the Welland and Deepings Internal Drainage Board direct for their specific restrictions on allowing any permanent above ground features above the 9-meter easement, their contact details are set out later in these Particulars.

TENANT RIGHT/DILAPIDATIONS

There will be no daim for Tenant Right nor counter claim allowed for dilapidations (if any).

DRAINAGE RATES

The land is subject to payment of the annual Drainage Rates to the Welland and Deepings Internal Drainage Board. The annual rates due for the 2024/ 2025 Rating Year are :- £198.07

UNDER-DRAINAGE

We are not aware that any of the land has been under-drained.

TENURE

The land is offered for sale with the benefit of freehold tenure.

POSSESSION

Vacant possession will be available upon completion of the Sale.

DELINKED PAYMENTS

We are not aware as to whether the land has been registered with the Rural Payments Agency. If there are any Delinked Payments due for the years 2024/2027, these will be retained by or on behalf of the vendor.

CONTRACTS AND QUOTAS

There are no contracts nor quotas available with the sale of the land.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are included in the sale of the land in as far as they are owned.

ENVIRONMENTAL SCHEMES

None of the land has been entered into any Environmental Schemes to date (as far as we are aware).

VIEWING

Interested parties are invited to walk the land during daylight hours with a set of these Particulars to hand. They should, at all times and for the protection of their personal safety, take appropriate precautions to ensure that no damage occurs either to themselves nor to the land, nor any part thereof.

PLANS, AREAS AND SCHEDULES

These particulars and plans have been prepared as carefully as possible. It should be noted that the plans have been specifically provided 'for identification purposes only'. Although believed to be correct, their accuracy is not guaranteed.

Interested parties must carry out such verifications as they may require regarding the extent and area of the land. The areas provided are for 'guidance purposes' only.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of the extent of all boundaries and the land generally.

LAND REGISTRY TITLE

The land is registered with HM Land Registry under Title No. LL248940. A copy of the Title and plan are available upon request from the Vendor's agent.

OVERAGE/UPLIFT/CLAWBACK CLAUSE

The Vendor or his successor in Title will retain the benefit of an Overage/Uplift/Clawback condition on the sale of the land for a period of 25 years at a rate of 35% of the uplift in value. The trigger for such a payment would be any one of the following:

- a) Implementation of a change of use on all or any part of the land.
- b) The sale of the land with the benefit of Planning Consent on any part of the land.
- c) Commencement of development works/building works consequent to planning consent being granted for alternative use on any part of the land.

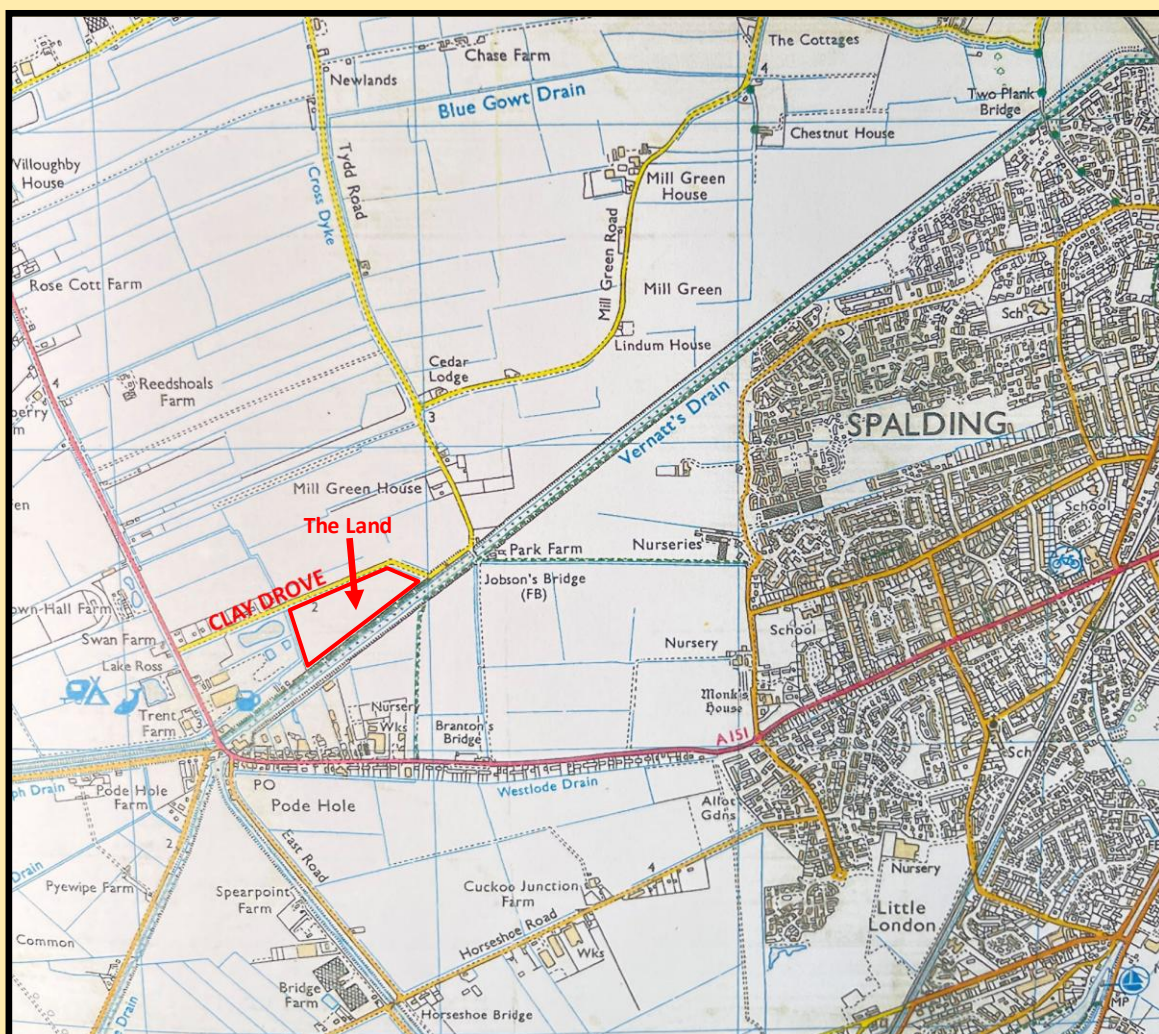
However, this would not be triggered by an Agricultural/Horticultural/Private Equestrian use. i.e. Stables for privately owned horses on a non-business footing would be permitted.

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



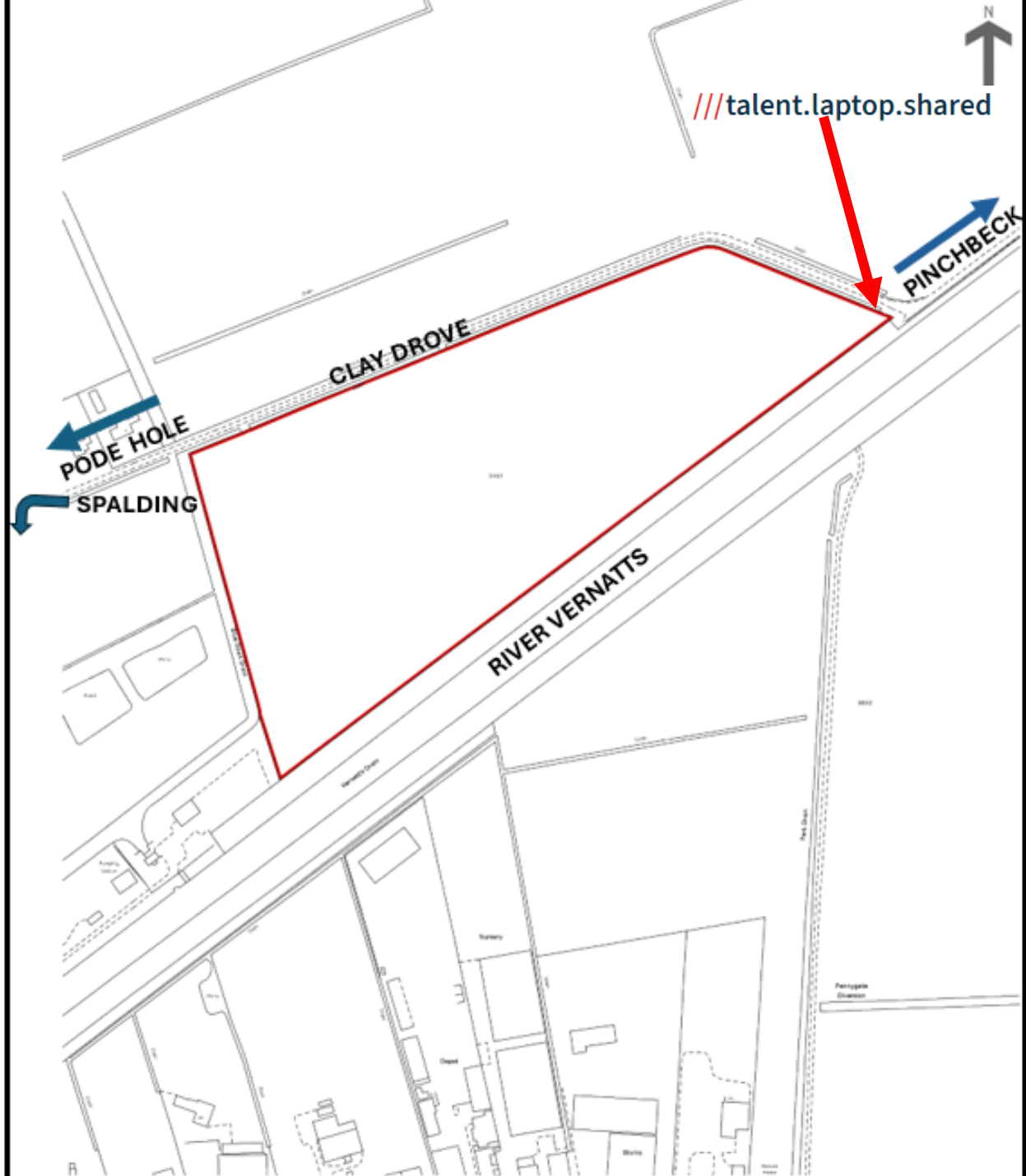


HM Land Registry
Current title plan

Title number **LL248940**
Ordnance Survey map reference **TF2122SE**
Scale **1:2500**
Administrative area **Lincolnshire : South**
Holland



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 23 September 2024 at 08:47:02. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

FOR IDENTIFICATION PURPOSES ONLY

NOTES

TENURE

Freehold

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

VIEWINGS BY PRIOR APPOINTMENT

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 contact our office.

LOCATION

What 3 Words: - [///talent.laptop.shared](https://talent.laptop.shared)

Ref: S11561 (25/10/24)

ADDRESS

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