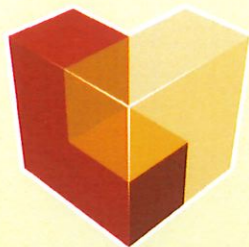


EST 1770



Longstaff^{.COM}

SPALDING AGRICULTURAL: 01775 766766 www.longstaff.com



FOR SALE BY PRIVATE TREATY – GUIDE PRICE: £120,000

GRASSLAND LYING TO THE EAST OF CUSTOM ROAD, NR DEEPING ST JAMES

Total Area: 3.24 Hectares (8.02 Acres) or thereabouts

“BEST AND FINAL” OFFER DEADLINE – 12 NOON ON FRIDAY 27TH JUNE 2025

- Grade II Agricultural Land
- Road access from Custom Road, Nr Deeping St James
- For sale Freehold with Vacant Possession
- Suitable for a variety of uses (subject to planning)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

DESCRIPTION

An opportunity to acquire 3.24 Hectares (8.02 Acres) or thereabouts of Grade II land lying to the East of Custom Road, Nr Deeping St James, in a singular, regular shaped enclosure suitable for a range of uses subject to planning. The land has most recently been used for livestock grazing purposes. The parcel is bordered, in places, by trees and hedgerow with a small spinney in the centre of the parcel.

LOCATION:

The land lies on the East side of Custom Road which is approximately 2.8 miles east of Market Deeping. Market Deeping is approximately 9.3 miles from the City of Peterborough.

SOIL TYPE:

The land is classified as Grade II agricultural land on the former Ministry of Agriculture, Fisheries & Food land classification map of England and Wales. The actual soil type is further described by the Soil Survey of England and Wales as being of the Downholland 1 Association of Soils which is characterised as being *"Deep stoneless humose clayey soils, calcareous in places. Some peat soils and deep humose calcareous silty soils. Flat land. Groundwater usually controlled by ditches and pumps. Risk of wind erosion."*

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS

The Land will be 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. It is the potential purchaser's responsibility to investigate the availability of the above, this will be at the cost of the potential purchaser.

ACCESS:

The land is accessed directly off Custom Road, Nr Deeping St James. Parts of the land is fenced with livestock fencing/temporary fencing.

RIGHTS OF WAY:

The farm is sold subject to and with the benefit of all rights of way, public or private easements and wayleaves whether stated in these Particulars or not. However, interested parties are advised to make their own enquiries.

OUTGOINGS:

Drainage rates are payable to the Welland and Deepings Internal Drainage Board.

SPORTING RIGHTS:

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

MINERALS AND TIMBER:

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



BACK CROPPING:

The land has been laid to pasture and has most recently been used for grazing purposes. Further details are available from the Vendors Agent – Richard Start (richardstart@longstaff.com) or Alice Hunns (alicehunns@longstaff.com), R. Longstaff and Co LLP.

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.

VIEWINGS:

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.

SERVICES:

We are not aware of any services connected to the land. All enquiries should be made by any interested party to the relevant utility authorities.

PLANS, AREAS, AND SCHEDULE:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey, Rural Land Registry 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.

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 with vacant possession. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent – Richard Start or Alice Hunns on 01775 766 766.

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. It is the responsibility of the purchaser to satisfy themselves as to the boundaries. Any boundaries shown on the plans in these Particulars are for identification purposes only and should not be relied upon.

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) after exchange of contracts and payment of a double deposit.

TENURE:

The land is offered for sale freehold with vacant possession.

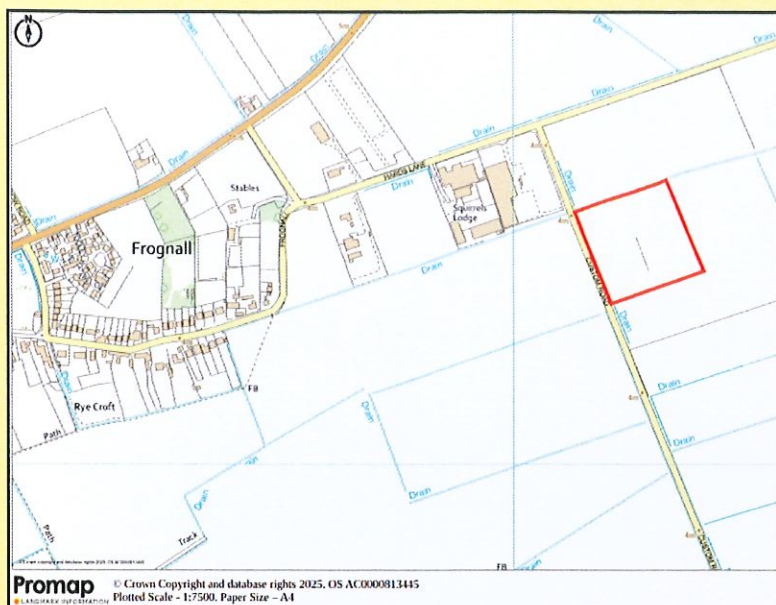
FURTHER INFORMATION:

If you require any further information or assistance, please contact the Vendors Agent's – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

FUTURE DE-LINKED BASIC PAYMENT SCHEME PAYMENTS:

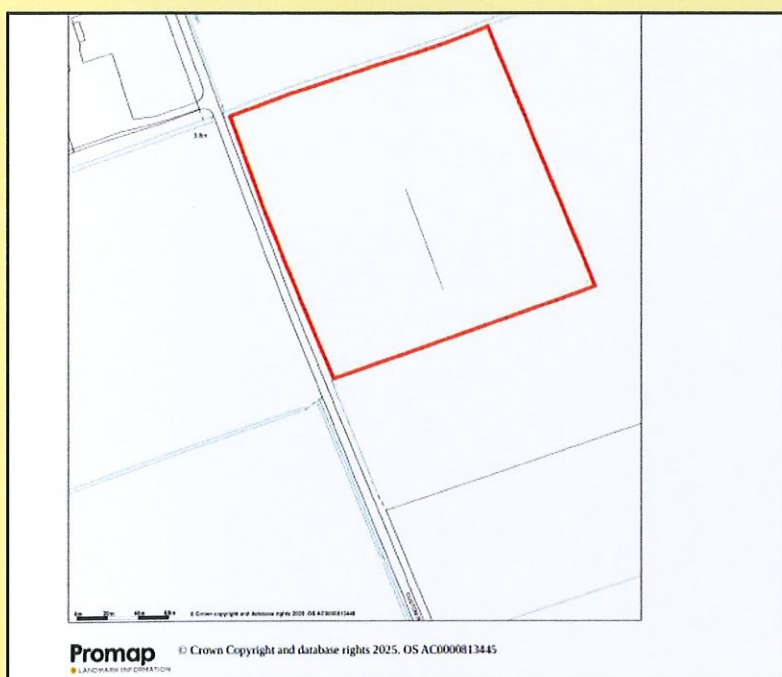
It is believed that the land may have previously been entered into the Rural Payments Agency historical Basic Payment Scheme. Any de-linked reference amount payable is to be retained by the previous claimant and will not be transferred to the purchaser.

Location plan



For identification purposes only – not to scale

Site 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's Agricultural Department on 01775 766 766 Option 4

LOCAL AUTHORITIES:

District & Planning: South Holland District Council
Council Offices, Priory Road, Spalding 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 552 222

Internal Drainage Board: Welland and Deepings
Internal Drainage Board, Deeping House Welland
Terrace, Spalding PE11 2TD
CALL: 01775 725861

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.

Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered 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 Sales Particulars produced in April / May / June 2025.

Ref: S11771

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:

Richard Start or Alice Hunns
R. Longstaff & Co LLP., 5 New Road, Spalding,
Lincolnshire, PE11 1BS
T: 01775 766766 Option 4
www.longstaff.com

“BEST AND FINAL” OFFER FORM

SUBJECT TO CONTRACT

GRASSLAND LYING TO THE EAST OF CUSTOM ROAD, NR DEEPING ST JAMES

SUBJECT TO CONTRACT

Closing Date for “best and final” offers to be received at
The Offices of R. Longstaff & Co. LLP, 5 New Road, Spalding, Lincolnshire, PE11 1BS
by 12 Noon on Friday 27th June 2025

1	Sum Offered:	£ _____ In Words:
2	Is your offer a cash offer or is it subject to finance?	
3	If subject to finance, is the finance agreed in principle?	
4	Is your offer subject to the sale of another property?	
5	If your offer is subject to the sale of another property, is that property currently on the market and what is the stage reached in its proposed sale?	
6	Is your offer unconditional, or is it subject to any change of use planning application?	
7	Please state any other conditions upon which your offer may be subject to:	
	Signed:	
	Name:	

PLEASE CONTINUE OVERLEAF.....

Continuation of Offer for
GRASSLAND LYING TO THE EAST OF CUSTOM ROAD, NR DEEPING ST JAMES
SUBJECT TO CONTRACT

	Address:	
	Telephone: Home: Mobile: E-mail Address:	
	Solicitor's Name, Address and Telephone Number:	
	Dated:	

NOTE: It is recommended that the "Best and Final" offer figure should be for an odd amount to avoid identical offers being received, it should be fixed and not escalating nor relating to any other offer. In making the offer, a prospective purchaser shall be assumed to have made the necessary financial arrangements in order to proceed should the offer be successful. The vendor is not obliged to accept the highest nor any offer.

Please Return this Form to:

R LONGSTAFF & CO LLP
5 NEW ROAD, SPALDING, LINCS. PE11 1BS
Envelope to be Marked "GRASSLAND NR DEEPING ST JAMES"

For the attention of Richard Start or Alice Hunns

By
12 noon on Friday 27th June 2025
