

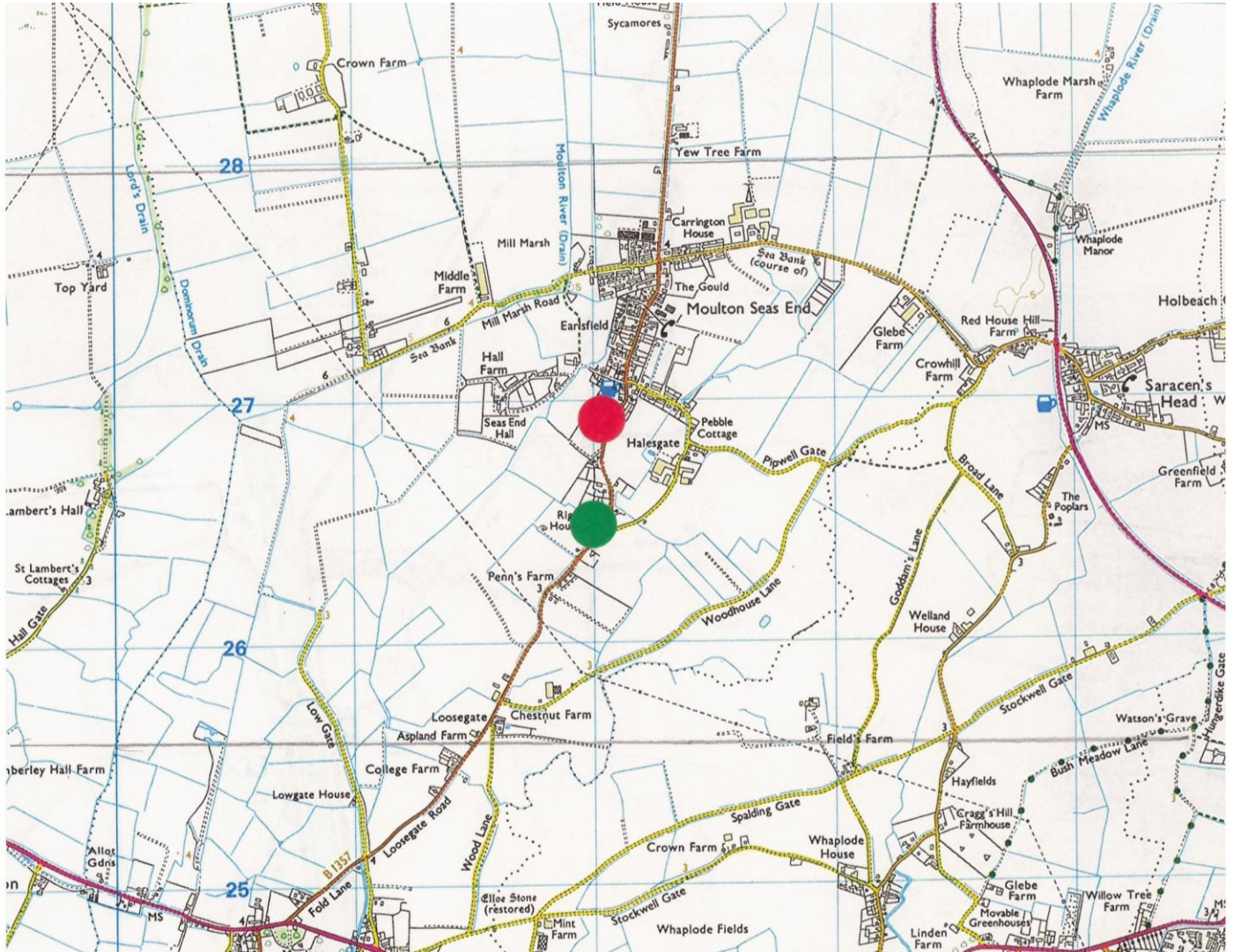
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SPALDING AGRICULTURAL: 01775 766766 Option 4 www.longstaff.com

By Direction of the Executors of A C Cooley Deceased



Land Fronting onto Seas End Road, Moulton Seas End, Spalding, South Lincolnshire, PE12 6LD

- TO BE OFFERED FOR SALE BY INFORMAL TENDER IN 2 LOTS
- TENDER DEADLINE 12 NOON ON FRIDAY 26th JUNE 2026
 - 2.639 ACRES AND 5.27 ACRES
 - TOTAL 7.909 ACRES (3.20 HECTARES)
 - 1st QUALITY GRADE 1 ARABLE SILT
- BOTH FIELDS ENJOY USEFUL ROAD FRONTAGE AND ARE OF GOOD SHAPE

SPALDING 01775 766766

BOURNE 01778 420406



DESCRIPTION

These 2 lots of excellent quality Grade 1 arable silt are situated on the west side of Seas End Road, Moulton Seas End, a short distance south of the village and about 1.5 miles northeast of Moulton. The market towns of Spalding and Holbeach are within easy reach.

LAND GRADE

The land is classified as 'Grade 1' on the Land Classification Map of England and Wales.

SOIL SERIES

Both parcels are of the Wisbech Soil Series, described as deep, stoneless, calcareous, course silty soils suitable for sugar beet, potatoes, field vegetables, horticultural crops and cereals.

TENURE

The tenure of the land is Freehold.

POSSESSION

Vacant possession will be available at the end of the current tenancy (11th October 2024).

SERVICES

There are no services connected to the land – if any services are required, interested parties should make their own respective enquiries with the relevant service providers as to availability, practicality of connection and costs.

DELINKED PAYMENTS

The outgoing tenant will have the benefit of the delinked payments from the RPA during the years 2024, 2025, 2026 and 2027.

ASSESSMENTS AND OUTGOINGS

Both parcels of land are subject to payment of drainage rates to the South Holland Internal Drainage Board. Drainage rates payable are provided later in these particulars.

VIEWING

At any time with a copy of these particulars to hand. Those parties entering either field do so entirely at their own risk and should not cause any damage to crops or any other equipment on the land. No responsibility for any injury to persons or anything other will be accepted by the Vendor.

UPLIFT CLAUSE / CLAWBACK PROVISIONS

Should Planning Consent be granted for an alternative use other than agriculture, horticulture or private equestrian, then an uplift payment will be due to the Vendors or their successors in title for a period of 20 years at a rate of 35% of the uplift in value at the then trigger time which will be defined as the earlier of a) implementation of planning consent, b) the commencement of works on site, c) sale of the land with the benefit of such consent or d) the development of the land for alternative uses other than those permitted even though Planning Consent may not have been granted or was required.

VENDORS' SOLICITORS

Maples Solicitors LLP, 23 New Road, Spalding, Lincolnshire, PE11 1DH

For the attention of D Hicken Esq. - Telephone: 01775 722261 Email: David.hicken@maplessolicitors.com

LOCAL AUTHORITIES

District & Planning: South Holland District Council
Priory Road, Spalding, Lincolnshire PE11 2XE. TEL: 01775 761161

Water: Anglian Water Customer Services
PO Box 10642, Harlow, Essex CM20 9HA. TEL: 08457 919 155

County & Highways: Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL. TEL: 01522 552222

Internal Drainage Board: South Holland Internal Drainage Board
Pierpoint House, 28 Horsley's Fields, Kings Lynn, Norfolk PE30 5DD TEL: 01553 819600

LOT 1

2.639 Acres (1.067) Hectares - Reference no. TF3126/9986 - and fronting onto Seas End Road, Moulton Seas End.

BOUNDARIES

Whilst the farming area has been in two straight lines to the left hand side and to the rear of Lot no.1 the legal (Registered Title) boundaries vary from that. The Registered Title boundaries have been marked with white topped stakes, to indicate the extent of the legal Title.

It will be up to the purchaser of Lot 1, to discuss with the owner of the land to the left and to the rear, if they wish to regularise those boundary lines and deal with the Land Registry accordingly. The offering of Lot 1 is as per the on site marked lines which are clearly visible upon inspection.

BACK CROPPING

2024/25	2023/24	2022/23	2021/20	2020/21	2019/20	2018/19	2017/18
Fallow	Greens	Wheat	Greens	Potatoes	Greens	Greens	Greens

DRAINAGE RATES

£45.41 for the 2026/2027 rating year – to be apportioned at completion.

LOT 2

5.27 Acres (2.132) Hectares - Reference no. TF3126/9548 – of land fronting onto Seas End Road, Moulton Seas End.

BACK CROPPING

2024/25	2023/24	2022/23	2021/20	2020/21	2019/20	2018/19	2017/18
Fallow	Greens	Wheat	Potatoes	Wheat	Greens	Greens	Greens

DRAINAGE RATES

£101.61 for the 2026/2027 rating year – to be apportioned at completion.

FIXED EQUIPMENT

There is no fixed equipment included in the sale, both Lots are bare land.

DRAINAGE BOARD EASEMENT

It should be noted that some of the boundaries may abut Drainage Board maintained drains which are subject to normal IDB Regulations/bylaws for maintenance, cleansing and repair. Interested parties should make specific enquiry with the South Holland Internal Drainage Board as there will be a 9m wayleave width abutting the drains and no permanent above ground structures are permitted

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.

TENANTRIGHT AND DILAPIDATIONS: There will be no claim made by the outgoing tenant for Tenantright/unexhausted manorial values. There will be no counter-claim allowed for dilapidations on entry (if any).

UNDER-DRAINAGE: We are not aware the land has been under-drained.

CONTRACTS AND QUOTAS: There are no contracts nor quotas available with the sale of the land.

SPORTING AND MINERAL RIGHTS: These are included in the sale of each parcel of land in as far as they are owned by the Vendors.

ENVIRONMENTAL SCHEMES: None of the land has been entered into any Environmental Schemes to date.

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 prepared 'for identification purposes only' and although believed to be correct, their accuracy is not guaranteed. The land is not registered with HM Land Registry and it will be the responsibility of the purchaser of each Lot to register the land post completion.

Interested parties must carry out such verifications as they may require regarding the extent and resultant areas of each lot. The areas indicated are for 'guidance purposes' only and may include the area of relevant half dykes which may not necessarily be registered by the Land Registry at the time of first application to have the land registered.

BOUNDARIES: The successful purchaser(s) shall be deemed to have full knowledge of the extent of all boundaries and the land generally.

HOLDOVER: There is no right of holdover being granted to the outgoing Tenant. Both lots are available with the benefit of vacant possession upon completion.

FORM OF INFORMAL TENDER The Informal Tender Form is attached to these Particulars or is available upon request by contacting the Agricultural Department at R Longstaff & Co LLP – Telephone 01775 766766 (Option 4).

PARTICULARS CONTENT Ref: S11533

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 are to be arranged 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.

LOT NO. 1



LOT NO. 2



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE