



# Wrights



## Prime Grade One Silt Arable Farmland



**Butterwick Road  
Benington  
Boston PE22 0DR**

**7.75 Acres (3.14 ha)  
In One Parcel**

**FOR SALE BY INFORMAL TENDER**

**Tenders Close – Wednesday 4<sup>th</sup> October 2023 (12 noon)**



**RICS**

**01205 351200**

[www.wsurveyors.co.uk](http://www.wsurveyors.co.uk)



<b>Location</b>	The field lies to the north and has good access from Butterwick Road, Benington.														
<b>Description &amp; Back Cropping</b>	Highest quality Grade I Silt Farmland, capable of growing a double crop rotation of intensive vegetable, as well as root and combinable crops.														
	<table border="0"> <thead> <tr> <th>2023</th> <th>2022</th> <th>2021</th> <th>2020</th> <th>2019</th> <th>2018</th> <th>2017</th> </tr> </thead> <tbody> <tr> <td>Wheat</td> <td>Savoys after Caulies</td> <td>Cabbage</td> <td>Cabbage</td> <td>Pumpkins</td> <td>Sprouts</td> <td>Potatoes</td> </tr> </tbody> </table> <p>Peas have not been grown for at least 9 years and leaks/onions for over 30 years.</p>	2023	2022	2021	2020	2019	2018	2017	Wheat	Savoys after Caulies	Cabbage	Cabbage	Pumpkins	Sprouts	Potatoes
2023	2022	2021	2020	2019	2018	2017									
Wheat	Savoys after Caulies	Cabbage	Cabbage	Pumpkins	Sprouts	Potatoes									
<b>Tenure &amp; Possession</b>	The property is freehold and offered with vacant possession. Early entry may be available at the purchaser's own risk following exchange of contracts and subject to a 20% deposit.														
<b>Method of Sale</b>	The property is offered for sale by Informal Tender. Interested parties should submit the attached tender form to Wrights office at The Orchard Rooms, Frith Bank, Boston, PE22 7BB by Wednesday, 4 <sup>th</sup> October 2023. Exchange of Contracts will take place within 28 days of receipt of the draft contract by the buyer's legal adviser. <b>The vendor reserves the right not to accept the highest, or indeed, any of the tenders.</b> Proof of ability to pay will be requested.														
<b>Anti Money Laundering</b>	The purchaser will be required under the Anti Money Laundering legislation to provide proof of Identity and funds once the offer has been submitted and accepted, prior to legal advises being instructed.														
<b>Basic Payments</b>	Basic Payment Entitlements are not offered for sale but may be available if required. The land is registered with the Rural Payments Agency. Parcel ID Number TF3945: ID 0857. SPS Eligible Area 3.06 hectares (7.561 acres).														
<b>Outgoings</b>	The property is subject to drainage rates from Withiam Fourth District Internal Drainage Board. £131.88 (2023)														
<b>Wayleaves, Easements &amp; Rights of Way</b>	The property is sold subject to and with the benefit of all such rights of way, as there may be, whether public or private, light, support, drainage, water and electricity supply rights and obligations, easements, quasi-easements, and all Wayleaves, whether referred to or not in the particulars of sale.														
<b>Sporting/Minerals</b>	Sporting and mineral rights (subject to statutory exclusions) are included in the sale.														
<b>VAT</b>	The vendor has not elected to charge VAT on the sale of land.														
<b>Plans &amp; Areas</b>	These have been prepared as carefully as possible and are based upon the title documents. They are for illustration only and scanning/photocopying often distorts original scale plans. Although they are believed to be correct, their accuracy is not guaranteed.														
<b>Schedule</b>	OS No 532 pt 7.75 acres (3.14 ha).														
<b>Viewing</b>	The field may be viewed at any reasonable time during daylight hours, provided that sale particulars are at hand. Interested parties are responsible for their own safety and view at their own risk.														

**Important Notices:** Wrights and the vendor give notice that: **1.** The particulars are set out as a general guideline only, for the guidance of intending purchasers and they do not constitute an offer of contract, or any part of offer of contract. **2.** All descriptions, dimensions, references to condition and other items in these particulars are given as a guide only, and no responsibility is assumed by Wrights for the accuracy of individual items. They are given in good faith, and are believed to be correct. However, any intending purchasers should not rely on them as statements, or representations of fact, and should satisfy themselves as to by inspection, or by making independent enquiries as to the correctness of the. In particular, dimensions of land should be checked. Metric/imperial conversions are approximate only. **3.** Intending purchasers should make their own independent enquiries regarding the use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. **4.** No person in the employment of Wrights Surveyors has the authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty, whatsoever, in relation to this property. No responsibility is taken by Wright for any error, omission of mis-statement in these particulars. **5.** No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further or submitting offers for the property. Any person inspecting the property does so entirely at their own risk. **6.** Intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold. **7.** Wrights is the trading name of Martin Wright Surveyors Ltd, The Orchard Rooms, Frith Bank, Boston, Lincs, PE22 7BB. Registered in England & Wales. Registration No 4712018. **8.** These particulars were prepared in September 2023.

# WRIGHTS



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4



## Butterwick Road, Benington

# INFORMAL TENDER FORM

## Subject To Contract

I/We:

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Address:

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Tel:

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Mobile:

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E-mail:

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Hereby Offer for 7.75 acres, Butterwick Road, Benington, as described in the Particulars of Sale as follows:-

£

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(Figures)

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(Words)

Our legal adviser will be:

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Tel:

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E-Mail:

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Signed:

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Date:

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Witnessed by (Print name and sign - Over 18 and unrelated)

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Witness Address:

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TO BE RETURNED IN SEALED ENVELOPE MARKED 'Benington Land'  
To Wrights Surveyors, The Orchard Rooms, Frith Bank, Boston, Lincolnshire, PE22 7BB or  
e-mail to [ask@wsurveyors.co.uk](mailto:ask@wsurveyors.co.uk) addressed 'Benington Land'.

The conditions of tender are as follows:-

- 1) The tender submitted will be subject only to contract and based on the information supplied in the sales particulars.
- 2) Escalating bids will not be accepted.
- 3) If you wish to telephone to confirm receipt, please mark your own reference on the envelope.
- 4) We suggest that any tender should be made at an odd figure, in pounds sterling to reduce the possibility of identical tenders being received.
- 5) The buyer will be notified within 5 working days and all those unsuccessful tenderor's will then be informed.
- 6) The seller reserves the right not to accept the highest or indeed any tender.
- 7) Contracts will be exchanged within 28 working days of receipt of draft documentation buy the buyer's legal adviser, with completion 28 days.
- 8) Proof of funds and proof of ID will be required if this tender is accepted.