

Wrights



Double Cropping Farmland



**Old Leake Boston
18.91 Acres In 2 Lots**

FOR SALE BY AUCTION

Wednesday 20th February - 6.30pm

**The Bricklayers Arms
Old Leake
Boston PE22 9HT**



RICS

01205 351200

www.wsurveyors.co.uk



GENERAL REMARKS & STIPULATIONS

Method of Sale	<p>The property is offered for sale by auction on Wednesday 20th February 2019 at 6.30pm at The Bricklayers Arms, Old Leake, Boston, PE22 9HT.</p> <p>It is intended to sell the property by auction, however, the auctioneers, on behalf of the vendors, reserve the following rights.</p> <ol style="list-style-type: none">1. To sell the whole or part of the property prior to the Auction.2. To withdraw the property before or at the Auction.
Tenure & Possession	<p>The property is freehold and offered with vacant possession.</p>
Early Entry	<p>Completion of contracts, will take place on 20th March 2019 when the remainder of the purchase monies will be paid.</p> <p>A 10% deposit will be taken from the purchaser(s), at the auction. Early entry may be available before completion of contracts and by payment of a double (20%) deposit, at the auction.</p>
Viewing	<p>Strictly by prior appointment with the selling agent. Please be vigilant when making an inspection, for your own safety.</p>
Tenant Right	<p>No tenant right is to be charged. There will be no offset for dilapidations.</p>
Value Added Tax	<p>The vendors have not elected to charge VAT on the sale of the land.</p>
Conditions of Sale	<p>The contract and conditions of sale can be inspected at Chattertons (Solicitors), 28 Wide Bargate Boston, PE21 6RT (01205 351114), before the sale. Interested parties/purchasers will be deemed to be familiar with such conditions, since they will not be read out at the auction.</p>
Farm Payments	<p>Single Farm Payment Scheme Entitlements are not included in the sale. They may be available from the previous occupier by separate negotiation.</p>
Sporting, Timber & Mineral Rights	<p>Any sporting rights, standing timber and mineral rights (subject to statutory exclusions) are included in the sale.</p>
Wayleaves, Easements & Rights of Way	<p>The property is sold subject to and with the benefit of all such rights of way as there may all be, whether public or private, light, support, drainage, water and electricity supplies rights and obligations, easements quasi-easements and all Wayleaves, whether referred to or not in the particulars of sale.</p>
Outgoings	<p>Land drainage rates are payable to the Witham Fourth Internal Drainage Board.</p>
Plans, Areas & Schedules	<p>These have been prepared as carefully as possible, and are based upon the title deeds and Ordnance Survey plans. They are for illustration only, and although believed to be correct, their accuracy is not guaranteed.</p>

DESCRIPTION

LOT 1 8.989 acres (3.64ha) Market Lane

Location It lies to the west of Market Lane, and is edged in red on the plan.

Description This field stands high above and has good access from Market Lane. It is of high quality alluvial loam and is capable of producing the most demanding of vegetable crops. It has been single cropped in single years.

Schedule	OS Nos 1304 pt & 1315pt	TF No 4249	RPA Parcel ID Nos 5863
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Back Cropping	2018 Cauliflowers	2017 Cauliflowers	2016 Cauliflowers	2015 Cauliflowers	Cauliflowers
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LOT 2 9.921 acres (4.02 ha) Hurn's End Road

Location This field is to the west of and has access from Hurn's End Road. It is edged in blue on the plan.

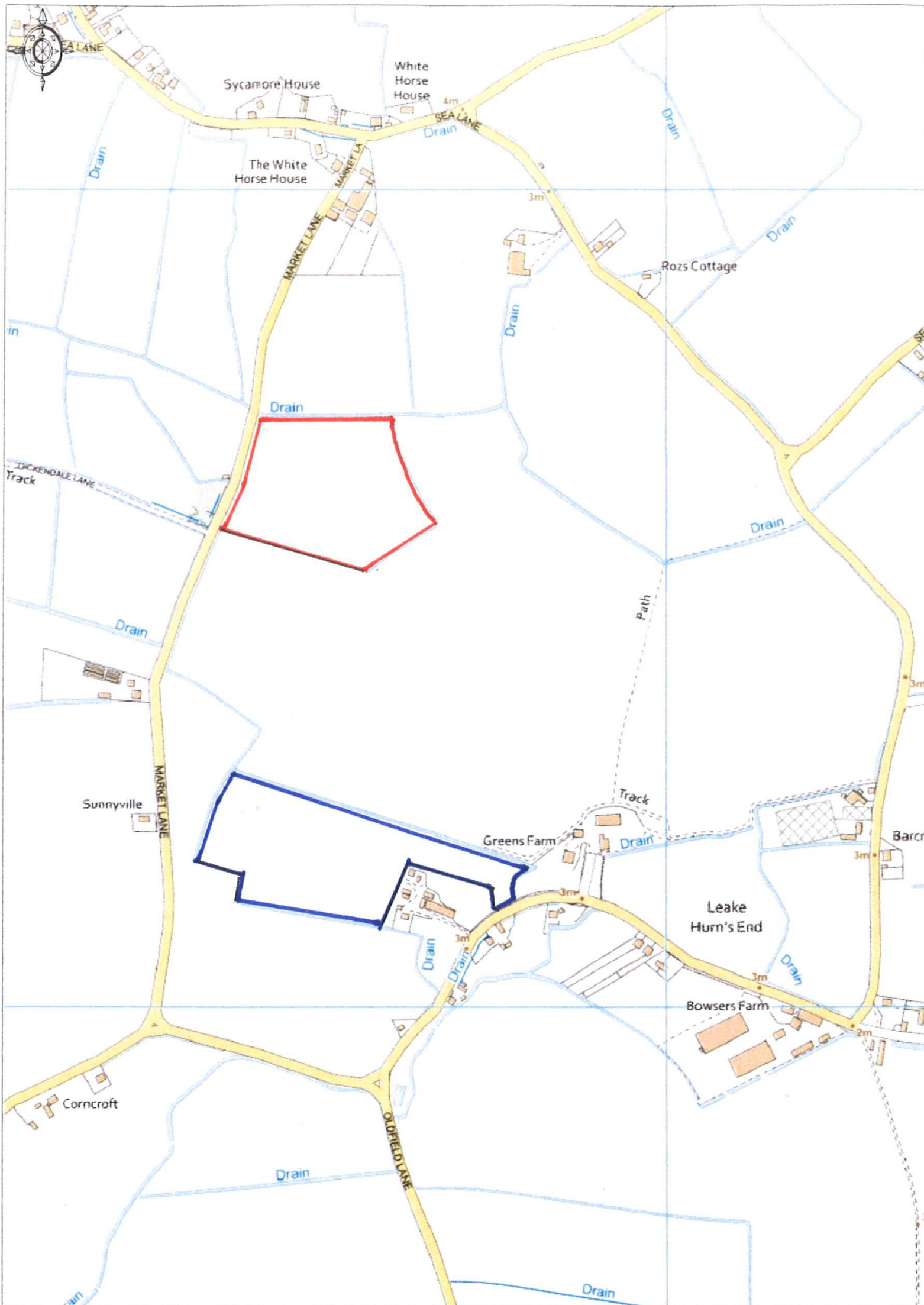
Description It is also of high quality alluvial loam and capable of true double cropping rotation. It has been single cropped in single years.

Schedule	OS Nos 1341, 1342 pt & 1349 pt	TF No 4249	RPA Parcel ID No 6019
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Back Cropping	2018 Potatoes	2017 Cauliflowers	2016 Cauliflowers	2015 Cauliflowers
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IMPORTANT NOTICES Wrights Auctions and the vendors of this property, 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 Auctions 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 each them. 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 Auctions 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 Wrights Auctions 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 enquiries 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 Auctions is the trading name of Martin Wright Surveyors Ltd, **The Orchard Rooms, Frith Bank, Boston, Lincolnshire, PE22 7BB**. Registered in England and Wales. Registration No 4712018. 8. These particulars were prepared in January 2019.

WRIGHTS



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**Market Lane and Hurn's End Road
Old Leake**