



# LAND AT PICKWORTH

**Lincolnshire, NG34 0TL**

About 10.38 acres (4.2 hectares) of arable land for sale by Informal Tender.



## DISTANCES

- Grantham: 12 miles
- Bourne: 10 miles

(All measurements and distances are approximate. Your attention is drawn to the important notice on the back page)

## THE LAND

Grade 3 arable land extending to about 10.38 acres (4.2 hectares) near Pickworth in Lincolnshire with access taken from the Folkingham Road.

The Soil Survey of England and Wales records the soils as being of the Ragdale series, which is slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils. Suitable for winter cereals and stock rearing.

## METHOD OF SALE

The land is being sold as a whole in one lot by Informal Tender, please study the accompanying informal tender form for further details on how to submit a tender.

## BASIC PAYMENT SCHEME

The land is registered to receive payments under the Basic Payment Scheme, the entitlements are held by the tenant and can be transferred back to the landlord for open market value.

## TENURE & POSSESSION

The land is sold freehold subject to a Farm Business Tenancy which expires on 10th October 2021.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.





## NVZ

The land is situated in a Nitrate Vulnerable Zone and will be subject to the usual restrictions.

## RESTRICTIVE COVENANTS & UPLIFT CLAUSE

A clawback reservation requiring the payment of 50% of any uplift in value arising from the grant of any planning permission (other than for solely agricultural or equestrian purposes) during the period of 80 years from the date of the proposed sale. Such payment(s) shall become due on the earlier of: 1. A disposal of the property or any part thereof with the benefit of the relevant planning permission and 2. The implementation of the relevant planning permission. The clawback rights shall be protected by a Land Registry restriction requiring the consent of the seller, a deed of covenant from any successor in title and a covenant restricting the use of the land to agricultural and/or equestrian purposes save that the property (or relevant part as the case may be) may be used in accordance with any planning permission in respect of which a clawback payment has been paid.

The usual church property covenants will apply as more particularly detailed on the tender form.

## MINERALS, SPORTING AND TIMBER RIGHTS

As far as they are owned, sporting rights and standing timber are included in the sale. The mineral rights shall be reserved by the vendor in so far as they are owned.

## LOCAL AUTHORITY

South Kesteven District Council, 1 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ.

## VENDOR'S SOLICITORS

Jonathan Blythe - Chattertons, 9 Broad Street, Stamford, Lincolnshire, PE9 1PY. Tel: 01780 750664

Email: jonathan.blythe@chattertons.com

## SEARCHES

The Purchaser will reimburse the Vendor for the cost of the Searches.

## TOWN AND COUNTRY PLANNING

The properties are offered subject to any development plans, Tree Preservation Orders, Town Planning schedules or resolutions which may or may not come into force. The purchaser will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the property.

## VAT

Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then such a tax will be payable by the purchaser.

## VIEWINGS

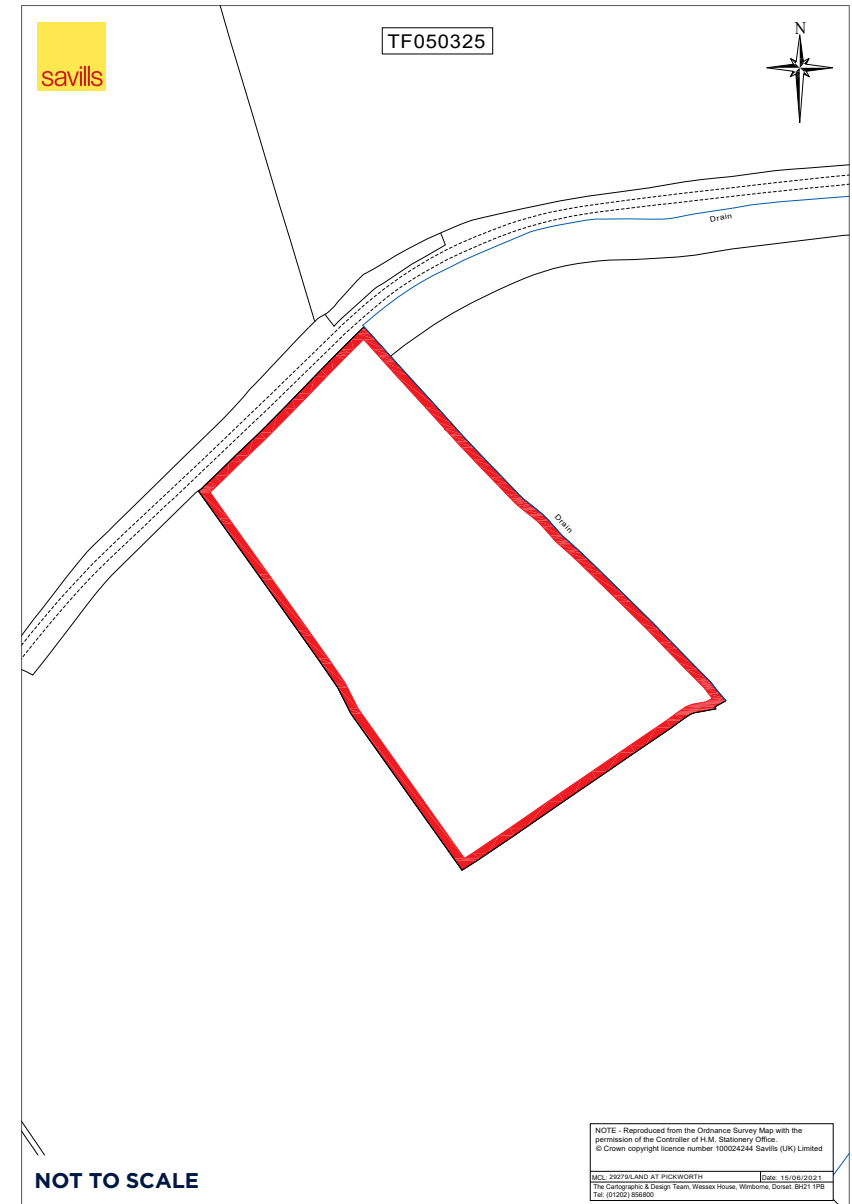
The land may be viewed during daylight hours only providing you have a copy of these sale particulars to hand. Given the potential hazards of a working farm, viewers should take precaution in regard to their own personal safety when viewing the property.

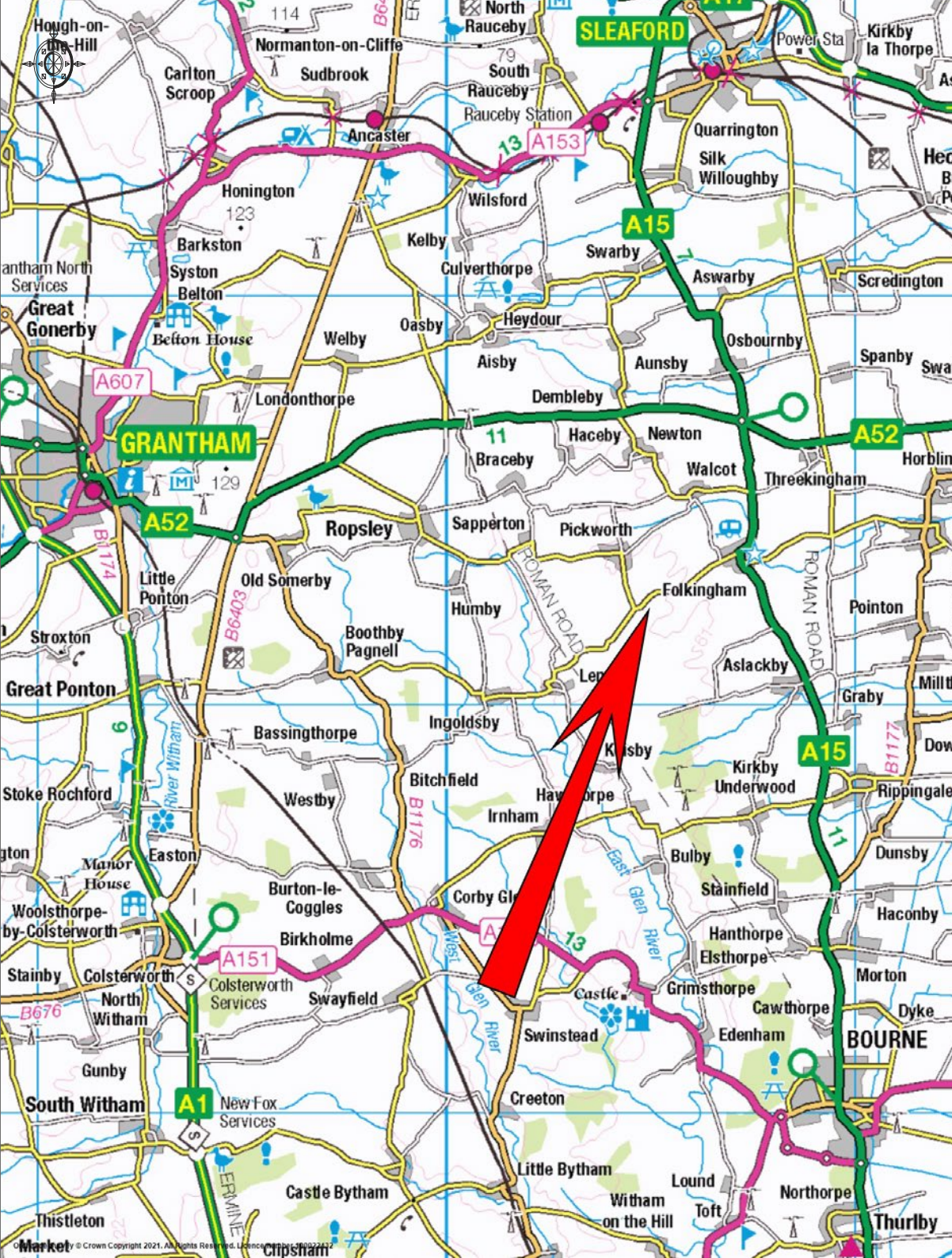
## NEAREST POSTCODE

NG34 0TL

## WHAT3WORDS

///butterfly.super.milkman





## CONTACT

For further information please contact:

### Sam Thomas

Savills Lincoln  
stthomas@savills.com  
+44 (0) 1522 507 315

### Amy Simes

Savills Lincoln  
amy.simes@savills.com  
+44 (0) 1522 508 971

savills

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