



LAND OFF CHURCH STREET, FOSTON

Foston, Grantham, Lincolnshire, NG32 2LG

A productive parcel of predominantly Grade 3 arable land

savills

KEY CONSIDERATIONS

- Grade 3
- Arable land
- Ring fence
- Development potential
- About 41.93 acres (16.96 hectares)

DISTANCES

- Grantham: 8 miles
- Newark: 9 miles
- Sleaford: 15 miles

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

The land is situated to the north west of the village of Foston to the east of the A1 between Grantham and Long Bennington. The land is accessed from Church Street which leads from the centre of the village.

The land extends to about 41.93 acres (16.96 hectares) of predominantly Grade 3 arable land. The soils are recorded in the Soil Survey of England and Wales as being of the Evesham 2 association. These soils are said to be slowly permeable calcareous clayey soils. Some slowly permeable seasonally waterlogged non-calcareous clayey and fine loamy or fine silty over clayey soils and suitable for the growing of winter cereals.

OVERAGE / UPLIFT CLAUSE

The small field closest to the village and directly off Church Street is to be sold subject to a development uplift clause. This uplift clause

shall specify that 30% of the uplift in value due to development (as defined in Section 55 of the Town and Country Planning Act 1990) would be due back to the Vendor, or their successors in title, for a period of 30 years from the date of completion. This uplift clause shall not be triggered by development for agriculture or equestrian purposes. There shall be no deductible costs from the overage payment.

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. There is a footpath that crosses the property.

PLANS, SCHEDULES AND BOUNDARIES

The vendor and the vendor's agent will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. The purchaser will satisfy themselves as to the ownership of any boundaries.

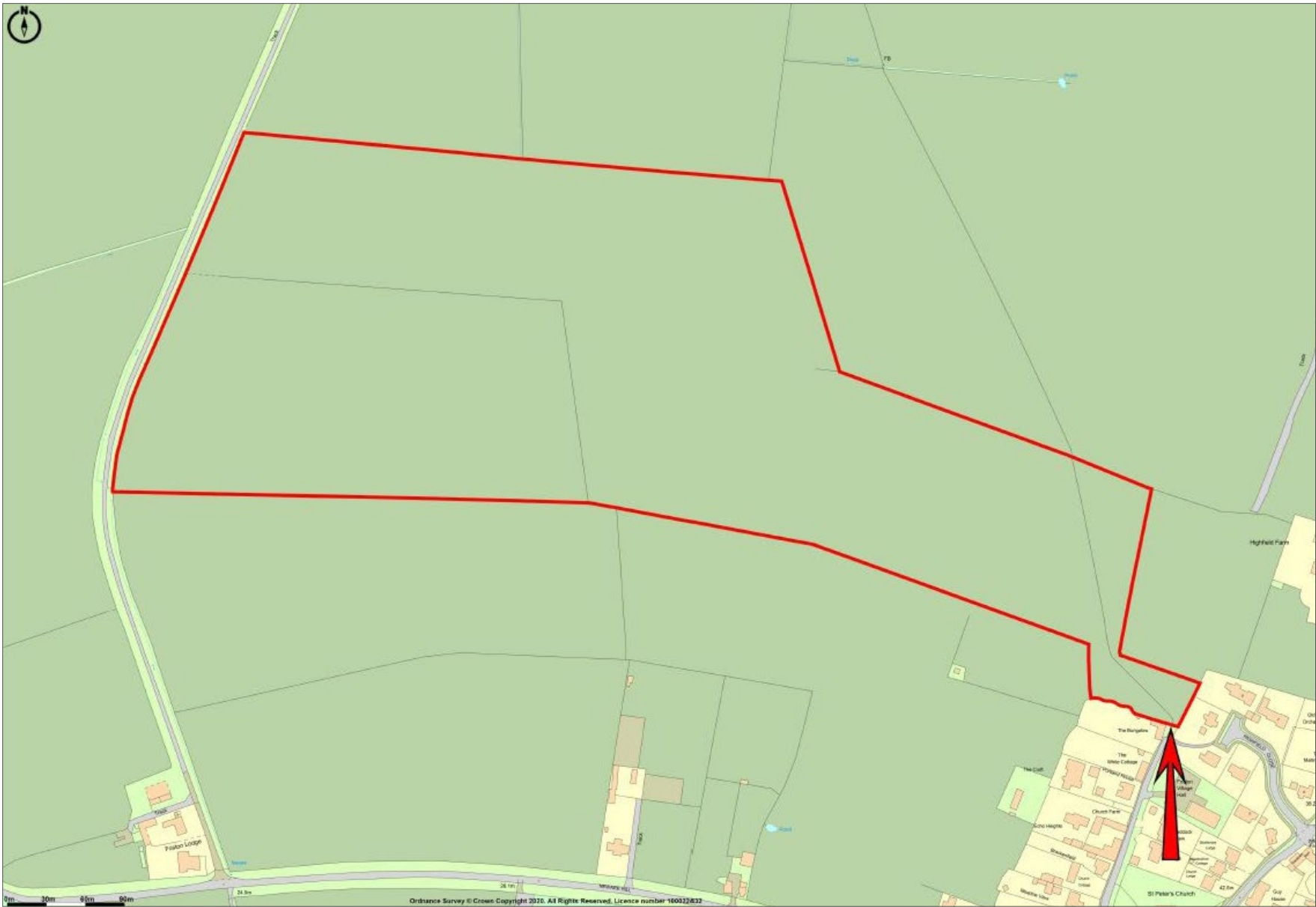
MINERALS, SPORTING AND TIMBER RIGHTS

As far as they are owned the sporting, timber and mineral rights are included in the sale.

NITRATE VULNERABLE ZONE

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







VIEWINGS

The land can be seen during daylight hours providing you have a copy of the Savills sales particulars to hand. Given the potential hazards of a working farm, viewers should take extra care and precaution with regard to their personal safety when viewing the property.

Photographs taken September 2020. Brochure dated September 2020.

CONTACT

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