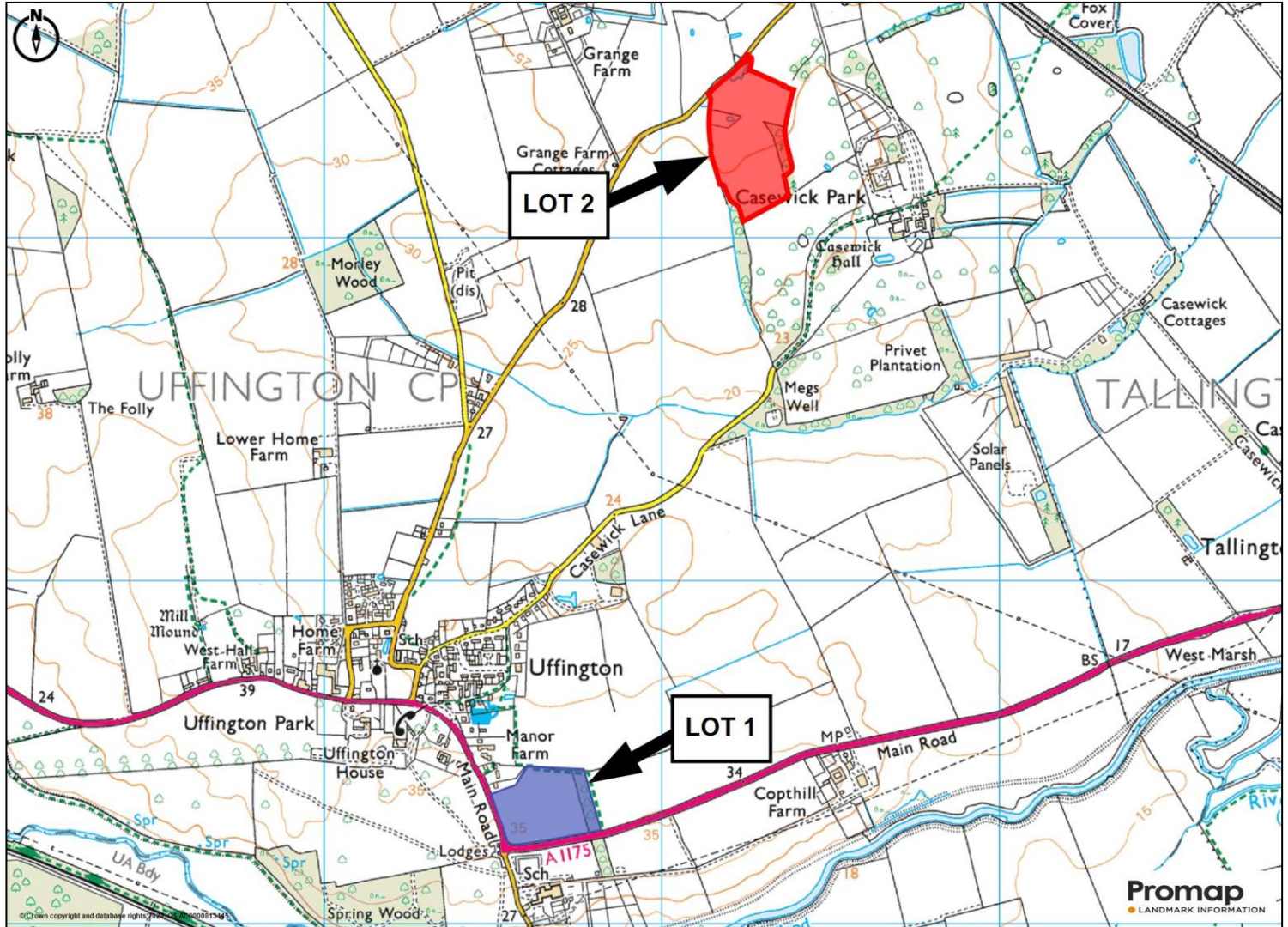


EST 1770



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



**Two enclosures of Arable Land Situated at Uffington,
Stamford, Lincolnshire**

IN TOTAL 34.32 ACRES (13.88 HECTARES) OR THEREABOUTS

FOR SALE BY INFORMAL TENDER IN TWO LOTS

CLOSING DATE FOR TENDERS

FRIDAY 8th NOVEMBER 2024 AT 12 NOON

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

GENERAL DESCRIPTION

These two enclosures of land are offered for sale in two separate lots with the benefit of freehold tenure and with vacant possession available upon completion.

LOT 1

Lot 1, shown coloured in blue, lies to the north-east of the Main Road, the A1175, which runs through Uffington, heading east towards Tallington. The land is accessed from the A1175, south-east of Uffington and extends to approximately 13.40 acres (5.42 hectares).

What 3 Words: - ///DECKING.PLOD.AMUSES

LOT 2

Lot 2, shown coloured in red, lies to the south of Greatford Road, Casewick and extends to approximately 20.92 Acres (8.46 Hectares). The land is accessed from the northern boundary which is located off Greatford Road, Casewick.

What 3 Words: - ///RINSED.LONG.REGISTERS

DESCRIPTION OF LAND AND SOIL CLASSIFICATION

Lots 1 is classified as Grade 3 arable land with Lot 2 being classified as part Grade 2 and Grade 3 arable land according to the Land Classification Map of England and Wales. Adjacent to the arable land in Lot 1 is a belt of trees/small spinney stretching the entirety of the eastern boundary. Adjacent to Lot 2 are small enclosures of woodland which have been outlined on the schedule on page 3 as per information taken from the Rural Payment Agency.

Lot 1 is part of the Sutton 1 Soil Series which is described as "well drained fine and coarse loamy soils locally calcareous and in places shallow over limestone gravel". Lot 1 is also part of the Denchworth Soil Series which is described as "slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils. Some fine loamy over clayey soils with only slight seasonal waterlogging and some slowly permeable calcareous clayey soils. Landslips and associated irregular terrain locally

Lot 2 is part of the Denchworth Soil Series which is described as "slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils. Some fine loamy over clayey soils with only slight seasonal waterlogging and some slowly permeable calcareous clayey soils.". Lot 2 is also part of the Badsey 2 Soil Series which is described as "well drained calcareous fine loamy soils over limestone gravel. Some similar soils affected by groundwater."

DRAINAGE

A Land Drainage plan is available for Lot 2. We are not aware that other Lots have been under drained in recent times.

TENURE & POSSESSION

The land is offered for sale freehold with the benefit of Vacant Possession with the deadline for the submission of Informal Tenders (Subject to Contract) being at **12 Noon on Friday 8th November 2024.**

DELINKED PAYMENTS & ENVIRONMENTAL SCHEMES

The Vendor will receive the benefit of the Delinked Payments for the relevant remaining years. None of the land is currently entered into any Environmental Scheme.

CONTRACTS AND QUOTAS

There are no contracts nor quotas available with the sale of the land.

SPORTING AND MINERAL RIGHTS

The Sporting Rights are included in the sale of the land in as far as they are owned by the Vendor.

BACK CROPPING

FIELD NO.	HA	ACRES	PRESENT AND BACK CROPPING				
			2023/2024	2022/2023	2021/2022	2020/2021	2019/2020
LOT 1	5.42	13.4	W. Barley	W. Barley	Oilseed Rape	W. Wheat	Oilseed Rape
LOT 2	8.46	20.92	W. Beans	W. Wheat	W. Wheat	S. Barley	Sugar Beet

ARABLE AREAS, WOODLAND AND LAKES

FIELD NO.	LAND REGISTRY TITLE NO.	TOTAL HECTARES	TOTAL ACRES	PARCEL ID	PARCEL HECTARES	PARCEL ACRES	LAND COVER
LOT 1	LL93991	5.42	13.40	TF0607 6334	4.75	11.73	Arable
				TF0607 7735	0.67	1.65	Woodland
LOT 2	LL260815	8.46	20.92	TF0709 2349	0.03	0.07	Permanent Grassland
					0.09	0.22	Woodland
					0.10	0.24	Pond
				TF0709 2430	7.27	17.96	Arable
					0.09	0.22	Woodland
				TF0709 3526	0.53	1.30	Woodland
				TF0709 1734	0.33	0.81	Woodland
0.01	0.02	Pond					

TENANTRIGHT AND DILAPIDATIONS

There will be no claim made for Tenantright and there will be no claim allowed for dilapidations on entry (if any). Post-harvest cultivations or growing crops (if applicable) will be charged for as appropriate at the time of completion or early possession, whichever shall be the sooner. More details are available upon enquiry from the Selling Agents.

SERVICES

As far as we are aware, there are no services connected to any of the lots. Those requiring a service connection should make their own specific enquiries with the relevant utility/service providers as to availability, cost and practicality of connection. Water has been connected to Lot 2 until relatively recently and therefore purchasers should make their own enquiries about the possibility of having the supply made 'live' again.

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.

BOUNDARIES

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

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.

CONSERVATION AREA

It is to be noted that Lot 1 falls within the Conservation Area for the village of Uffington. This is outlined on the South Kesteven District Council Local Plan and can be shown on Inset Uffington – 82. A link to the Local Plans for South Kesteven District Council can be found by using the following hyperlink: -

<https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/south-kesteven-local-plan>

OVERAGE CLAUSE / UPLIFT CLAUSE / CLAWBACK

The Vendors will retain the benefit of an overage/uplift/clawback clause in connection with Lot 1 in the event of the following:-

- a) Implementation of Planning Consent for alternative use
- b) The sale of land for an alternative use whether or not planning consent has been granted
- c) The commencement of development of the land for alternative use

Alternative use will exclude any agricultural, horticultural or private equestrian use. The provision for this clause will be at the rate of 30% for a period of 30 years and only relate to Lot 1.

TENDER DEADLINE

The deadline for the submission of Informal Tenders (Subject to Contract) is at **12 Noon on Friday 8th November 2024.**

Tenders should be submitted on the prescribed Tender Form to the Selling Agent's Spalding Office, 5 New Road, Spalding, Lincolnshire PE11 1BS.

LOCAL AUTHORITIES

District & Planning:	South Kesteven District Council St Mary's Street, Stamford PE9 2DL. TEL : 01476 406080
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

VIEWING

Interested parties are invited to walk the land during daylight hours with a set of these Particulars to hand. They should at all times and for the protection of their own personal safety, take appropriate precautions to ensure that no damage occurs either to themselves nor to the land, nor any crops nor part thereof nor any tenant's machinery equipment on the land.

PARTICULARS CONTENT / Ref: S11581

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. 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.

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.

ADDRESS & CONTACT

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LOT 1



LOT 1



LOT 2



LOT 2





LOT 1



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Promap
LANDMARK INFORMATION

