



A HORTICULTURAL/AGRICULTURAL INVESTMENT



**PINCHBECK
BLUE GOWT LANE
NR SPALDING
LINCOLNSHIRE PE11 3PG**

For Sale By Private Treaty

**A HORTICULTURAL/AGRICULTURAL
INVESTMENT**

**A productive Horticultural Nursery
let on a Farm Business Tenancy (FBT)**

Grade I Agricultural Land • In a strategic location

Approx 24.2 acres (9.79 ha)

VIEWING

Viewing is strictly by confirmed appointment only with
RH & RW Clutton

Tel: 01342 410122 | Mobile: 07802 368395 (Tim Raikes)
TimR@rhwclutton.co.uk



LOCATION What 3 words: ///expecting.noise.questions

The land is situated off Blue Gowt Lane Pinchbeck, approximately ½ mile west of Pinchbeck and 1½ miles north of Spalding.

DESCRIPTION

The property comprises 24.20 acres (9.79 hectares) of best quality silt with the benefit of planning consent for Polytunnels.

The land is classified as Grade I on the Agricultural Land Classification of England and Wales Sheet 123.

The land is currently let on a farm business tenancy for a fixed term, expiring on 29th September, 2025. Current rent: £12,000pa (Reviewable wef: 29/09/2024)

The land benefits from two separate Planning Permissions for the erection of Polytunnels;

1. 27th May 2011 – Ref: H14/0374/11
2. 21st August 2008 – Ref: H14/0920/08

Please note:

1. That the Polytunnels are owned by the current tenant. However they could be available for purchase at the end of their tenancy.

2. The land benefits from irrigation. The irrigation tank is served by two water mains. The water irrigation tank is currently sited away from the block of land with a right reserved to bring the pipe underground to the land.

GENERAL REMARKS & STIPULATIONS

SERVICES

The land benefits from two main water supplies to the irrigation tank.

OUTGOINGS

Drainage rates are payable to the Welland & Deepings Internal Draining Board. These are currently paid by the tenant.

CONTRACTS & QUOTAS

There are no Contracts or Quotas included in the sale.

BASIC PAYMENT SCHEME (BPS)

The land is registered with the Rural Land Registry. There



are no BPS entitlements included in the sale.

UNDERDRAINAGE

It is understood that the land has been underdrained.

SPORTING

All sporting rights are included in the sale.

PLANS AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on relevant Ordnance Survey data and Rural Land Registry Plans. The Plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

VAT

Should any sale of the land as a whole, or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the buyer(s) in addition to the contract price.

PLANNING & DEVELOPMENT

Potential buyers should make their own enquiries of the Local Planning Authority, South Holland District Council, Priory Road, Spalding, Lincolnshire PE11 2XE Tel: 01775

761161.

It should be noted:

1. Land to the north formerly Keston Nurseries has the benefit of a consent granted in September 2021 for 100 dwellings and associated works (H14-1028-21).
2. A further application for 13 dwellings and construction of internal roads with associated landscaping and areas of open space formerly Keston Nurseries is undetermined.
3. The SE Linc Local Plan 2011-2036 was adopted in March 2019. - see map attached.

TERMS OF SALE

The vendor will wish to retain a 33% overage for 30 years for any non-horticultural or agricultural development.

DISPUTES

Should any dispute arise as to boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an arbitrator to be appointed by the selling agents.

TENURE & POSSESSION

The property is offered freehold subject to the FBT currently in force.

It should be noted that the current tenant has expressed an interest in taking a new lease on the expiry of the current FBT.

METHOD OF SALE

The property is offered for sale by private treaty.

HEALTH AND SAFETY

Given the potential hazards of a working farm, we ask that you be vigilant when making your inspection for your own personal safety.

VIEWING

Viewing of the property is strictly by appointment through the selling agents.

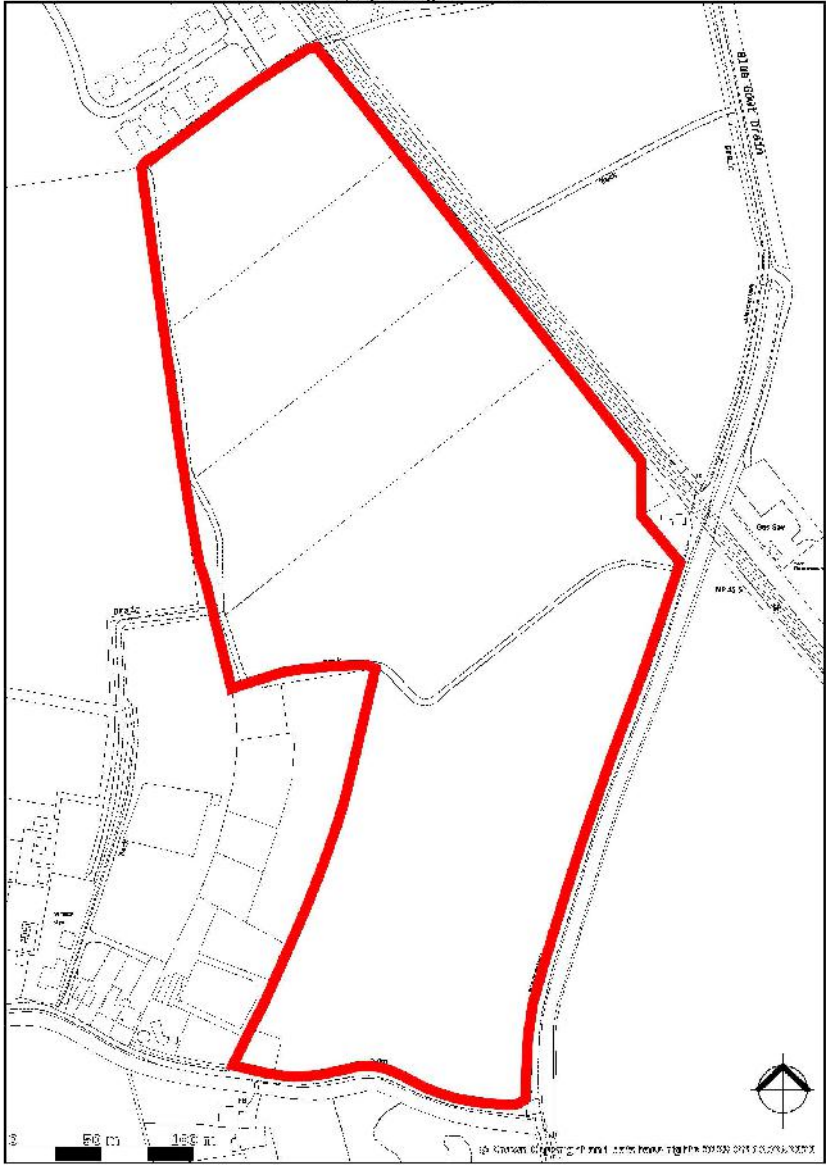
SOLE SELLING AGENTS

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Pinchbeck, Spalding, PE11 3PG



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