

Richardson

CHARTERED SURVEYORS

Arable, Grassland & Woodland
Witham-On-The-Hill
Bourne, PE10 0JP

FOR SALE

Guide Price £1,000,000



- 110.17 Acres
- Vacant Possession
- Whole or in 3 Lots
- Arable, Grassland & Woodland
- Informal Tender
- 20th October 2023

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

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SUMMARY

Introducing a rare & interesting opportunity to acquire a 110.17 acre enclosure of land containing highly productive arable ground, attractive permanent pasture, along with areas of mature broadleaf woodland and a spring fed pond. The land is located immediately to the north of the sought-after village of Witham On The Hill in south Lincolnshire and is available as a whole or in 3 lots.

LOCATION

The land is located at Bottom Street in the village of Witham On The Hill, immediately to the north of the built up area. Witham On The Hill itself is located in south Lincolnshire, 8 miles north of Stamford and 5 miles south-west of Bourne town.

DESCRIPTION

The property is divided into 3 lots, which are made up as follows:

Lot 1 – 51.40 Acres (approx.) Arable Land: Known locally as “The Sands”, lot 1 comprises a single enclosure of easy working arable land extending to approx. 51.40 acres. The land is defined as Grade 2 by the Agricultural Land Classification of England and Wales and has in recent years produced Potatoes and Sugar Beet, along with Maize and conventional arable combinable crops.

The soil is from the Wick 1 soil series being described as “Deep well drained coarse loamy and sandy soils” by the Soil Survey of England and Wales.

Lot 2 – 44.86 Acres (approx.) Grassland & Grazed Woodland, plus 6.38 Acres (approx.) Woodland: Productive permanent pasture contained within 3 inter-connected fields. The boundaries are all stock proof and comprise a mix of wire fencing and back fenced Hawthorn hedging. The most northerly field contains a spring fed pond and an area of grazed woodland. Drinking water is provided by both a mains supply and the spring fed pond.

The soil is categorised as Grade 3 by the Agricultural Land Classification of England and Wales and is defined as being from the Elmton 3 soil series of “Shallow well drained brashy calcareous fine loamy soils over limestone”.

The woodland, extending to 6.38 acres (approx.), is fenced away from the grassland and comprises a mix of mature, native broadleaved trees. The woodland is bounded on two sides by a small stream.

Lot 3 – 7.534 Acres (approx.) Woodland: Comprising a tranquil broadleaved wood of high environmental value which has a large glade area of grass and wildflowers. The woodland is accessed via a hard bound track leading directly from Bottom Street in Witham On The Hill. It should be noted that the Public Bridleway lying to the north of this Lot is not included within the sale boundary.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including existing Rights of Way, both public and private, light, support, drainage, water and other obligations, easements and wayleaves whether referred to or not in these particulars.

All three lots are crossed by a Public Footpath. A National Grid Gas main runs through Lots 2 & 3 and the land is also crossed by electricity poles and overhead cables for which an annual wayleave payment is made.

SPORTING, TIMBER & MINERAL RIGHTS

All Sporting, Timber and Mineral Rights are included within the sale insofar as they are owned.

ENVIRONMENTAL SCHEMES

There are no Countryside Stewardship or SFI schemes affecting the property. The land is therefore sold free of any management restrictions or obligations.

DESIGNATIONS

All of the land is within the Environment Agency surface water Nitrate Vulnerable Zone.

TENANT RIGHT

There shall be no claim for tenant right and the purchaser will not be entitled to make any claim for dilapidations or other matters.

EARLY ENTRY

Early Entry may be permitted onto the arable land following the harvest of the Maize crop upon payment of a double deposit.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities. It should be noted that the Public Bridleway lying to the north of Lot 3 is not included within the sale boundary.

OUTGOINGS

Drainage Rates are payable to the Environment Agency Anglian Region.

METHOD OF SALE

The land is offered for sale with vacant possession as a whole or in three lots by Informal Tender.

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

LOCAL AUTHORITY

South Kesteven District Council, St Catherine's Road, Grantham, NG31 6TT.

SOLICITORS

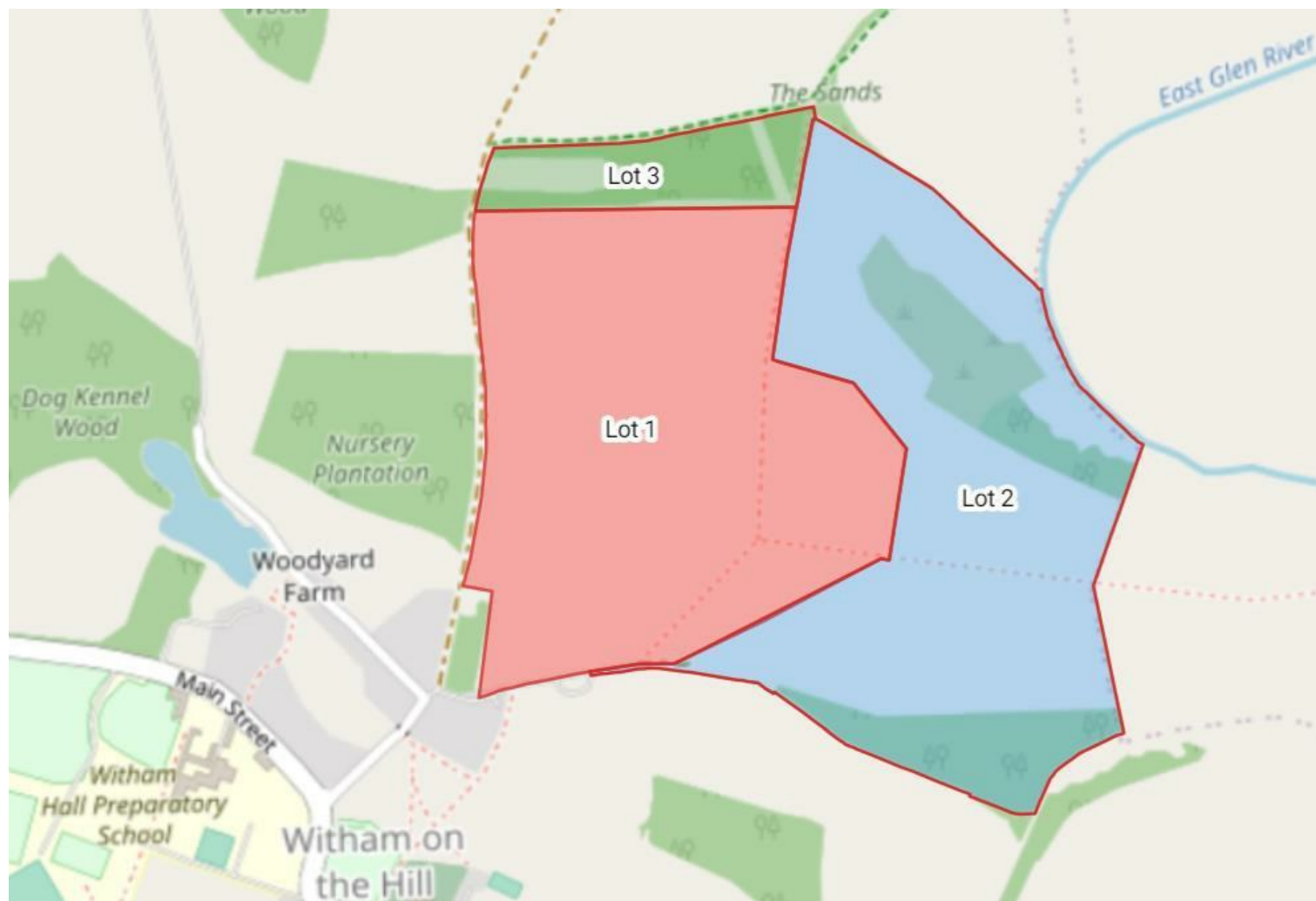
Joy Plummer, Hegarty Solicitors.

VIEWING

Viewing is strictly by appointment through the Agents. Please call Mark Thomas 01780 758009.

HEALTH & SAFETY

The property forms part of a working unit and care should be taken at all times when viewing the property. Visiting farmers are kindly requested to observe strict bio-security measures prior to accessing the grassland.





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.