



Wrights



Arable Farmland



Main/Ferry Road (B1192)

Langrick

Boston

PE22 7AN

11.702 Acres (4.74 ha)

FOR SALE BY INFORMAL TENDER

Tenders Close - Thursday 28th June 2018



RICS

01205 351200

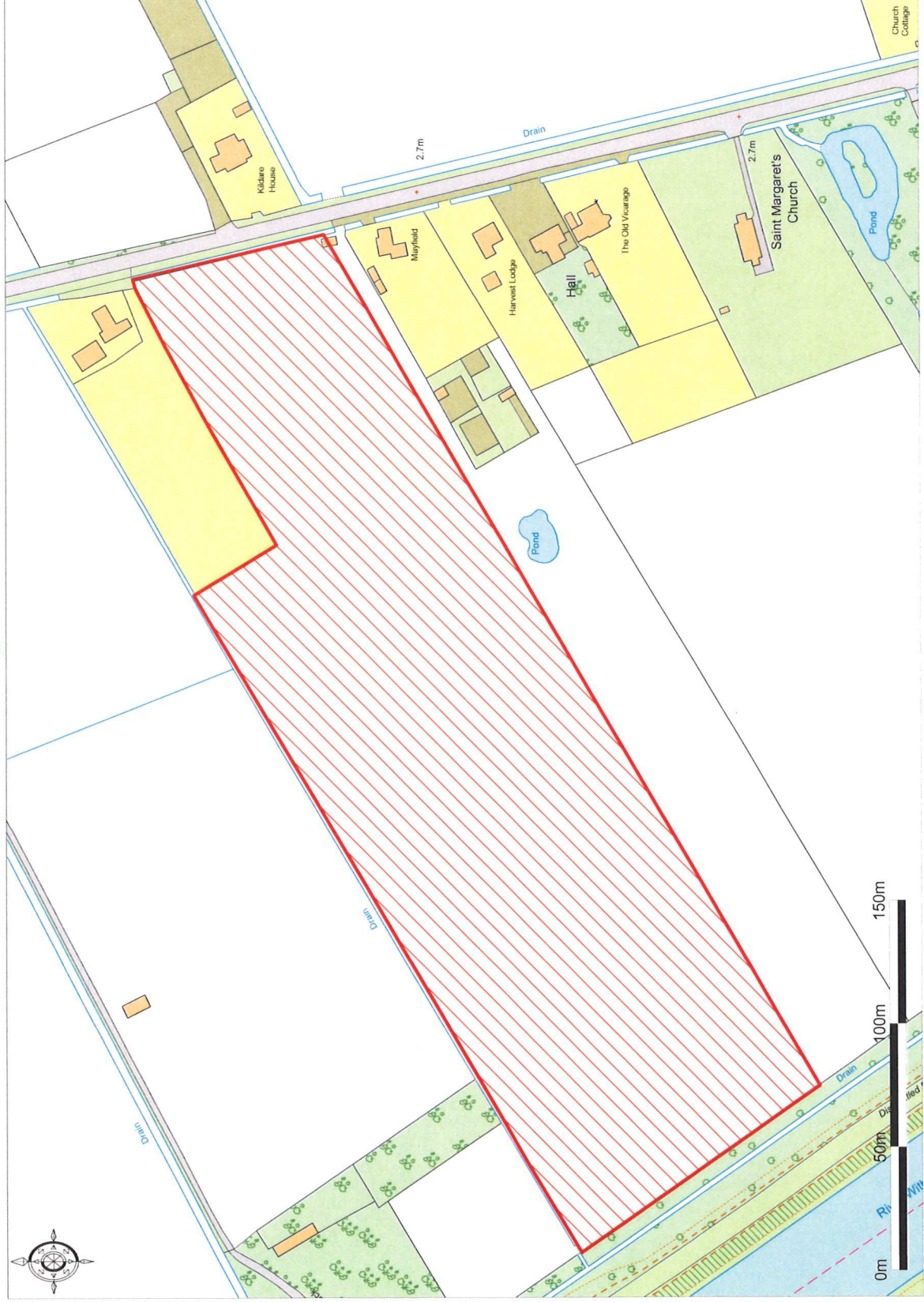
www.wsurveyors.co.uk



Location	The field lies to the west Main/Ferry Road (B1192), Langrick (opposite Kildare House - . and north of Mayfield). It is hatched in red on the plan.				
Description	The field is of good quality medium bodied clay loam, Grade II arable farmland. Of regular shape and extending to 11.702 acres (4.74 hectares).				
Tenure & Possession	The property is freehold and currently subject to a Farm Business Tenancy. The tenant has agreed to provide vacant possession from 1 st October 2018. Early entry will be available upon clearance of the crop.				
Back Cropping	2018	2017	2016-2013	2012	2009
	Wheat	Beans	Maize	OSR	Peas
Method of Sale	The property is offered for sale by Informal Tender. Interested parties should submit the attached tender form to Wrights office at The Orchard Rooms, Frith Bank, Boston, PE22 7BB, by 12 noon on Thursday, 28 th June 2018. Exchange of Contracts will take place within 28 days of receipt of the draft contract by the buyer's legal adviser.				
Basic Payments	There are no Basic Payment Scheme entitlements available.				
Outgoings	Land drainage rates are payable to the Witham Fourth District Internal Drainage Board.				
Overage Clause	The vendors reserve the right to received 30% of any uplift in the gross value, in the event that planning permission is granted for non agricultural use, within 30 years of completion. Payment will be triggered by the sale of the property, following the grant of such planning permission.				
Wayleaves, Easements & Rights of Way	The property is sold subject to and with the benefit of all such rights of way as there may be whether public or private, light, support, drainage, water and electricity supplies rights and obligations, easements, quasi-easements, and all Wayleaves, whether referred to or not in the particulars of sale.				
Access	The present field access is to be retained by the vendors. Buyers should create a separate access on to the B1192 within one year of completion of contracts, until when the present access can be used.				
Sporting/Minerals	Any sporting rights and mineral rights (subject to statutory exclusions) are included in the sale.				
VAT	No VAT is chargeable on the sale of the land.				
Plans & Areas	These have been prepared as carefully as possible, and are based upon the title deeds and OS plans. They are for illustration only, and although believed to be correct, their accuracy is not guaranteed.				

IMPORTANT NOTICES Wrights Surveyors and the vendors of this property, give notice that: 1. The particulars are set out as a general guideline only, for the guidance of intending purchasers, and they do not constitute an offer of contract, or any part of offer of contract. 2. All descriptions, dimensions, references to condition and other items in these particulars are given as a guide only, and no responsibility is assumed by Wrights Surveyors for the accuracy of individual items. They are given in good faith, and are believed to be correct. However, any intending purchasers should not rely on them as statements, or representations of fact, and should satisfy themselves as to by inspection, or by making independent enquiries as to the correctness of each them. In particular, dimensions of land should be checked. Metric/imperial conversions are approximate only. 3. Intending purchasers should make their own independent enquiries regarding the use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. No person in the employment of Wrights Surveyors has the authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty, whatsoever, in relation to this property. No responsibility is taken by Wrights Surveyors for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property. Any person inspecting the property does so entirely at their own risk. 6. Intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold. 7. Wrights Surveyors is the trading name of Martin Wright Surveyors Ltd, **The Orchard Rooms, Frith Bank, Boston, Lincolnshire, PE22 7BB**. Registered in England and Wales. Registration No 4712018. 8. These particulars were prepared in June 2018.

WRIGHTS



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Main Road, Langrick

SUBJECT TO CONTRACT
INFORMAL TENDER FORM

I/We _____

Of _____

Tel _____ Mobile _____

E-mail _____

Hereby offer for 11.702 acres at Main/Ferry Road, Langrick as described in the Particulars of Sale as follows:-

£ _____ Figures

_____ Words

Please detail below if your offer is subject to funding or subject to the sale of another property

Our legal adviser will be _____

Of _____

Tel _____ E-mail _____

Signed _____ **Dated** _____

Witnessed by (signature) _____ Name _____
(Over 18 and unrelated)

Witness address _____

TO BE RETURNED IN SEALED ENVELOPE MARKED 'LANGRICK'

To Wrights Surveyors, The Orchard Rooms, Frith Bank, Boston, Lincolnshire, PE22 7BB

The conditions of tender are as follows:-

- 1) The tender submitted will be subject only to contract and based on the information supplied in the sales particulars.
- 2) No tender should be made by reference to another bid. Escalating bids will not be accepted.
- 3) If you wish to telephone to confirm receipt, please mark your own reference on the envelope.
- 4) We suggest that any tender should be made at an odd figure, in pounds sterling, to avoid the possibility of identical tenders being received.
- 5) We anticipate that the buyer will be notified within 5 working days and all those who submitted an unsuccessful tender will then be advised.
- 6) The seller reserves the right not to accept the highest or indeed any tender.
- 7) Contracts will be exchanged within 28 working days of receipt of draft documentation by the buyer's legal adviser, with completion 28 days thereafter, subject to holdover if applicable.
- 8) When submitting a tender in order to comply with Anti Money Laundering Regulations those submitting a tender are required to provide identification at the time of submitting their bid. Identification may be presented at Wrights Surveyors office, and pre arrangement certified copies will be accepted from legal advisers and other qualified professionals, please contact us at the office for more details.

Tenderers should ensure that their Tender is submitted as per these sales particulars.