



Wrights



Arable Farmland



**Market & Dickendale Lanes
Old Leake
Boston PE22 9JW**

17.799 Acres (7.2 ha)

In Two Lots

SHORTLY AVAILABLE

FOR SALE BY INFORMAL TENDER



RICS

01205 351200

www.wsurveyors.co.uk



Description The fields are of medium bodied clay loam, capable of growing root, vegetable and combinable crops. Both have road frontage access are of regular shape. Lot1 is 8.90 acres and is at Market Lane. Lot 2 is 5.516 acres, is in two parcels and is in Dickendale Lane. .

Tenure & Possession The fields are freehold and currently subject to a Farm Business Tenancy. Vacant possession in Lot 1 is from 1st November 2018 and Lot 2 from May 2019. Early entry will be available upon clearance of the crop.

Back Cropping	2018	2017	2016	2015	2014
Lot 1	Cauliflowers	tbc	tbc	tbc	tbc
Lot 2	Potatoes	Sprouts	Peas	Wheat	Cabbage

Method of Sale The property is to be offered for sale by Informal Tender.

Basic Payments There are no Basic Payment Scheme entitlements available.

Outgoings Land drainage rates are payable to the Witham Fourth District Internal Drainage Board.

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.

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.

