

For Sale



Grassland About 12.31 acres, Upton Road, Kexby, Gainsborough, Lincolnshire DN21 5NE

- Edge of village location
- Attractive permanent pasture field
- Parkland trees
- Road frontage
- About 12.31 acres
- For sale by Informal Tender
- Tenders close 12 noon 25th September 2020

Guide Price: £85,000



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JHWalter LLP | 1 Mint Lane | Lincoln LN1 1UD



Location

Kexby is a small village that lies on the edge of the Trent Valley in the County of Lincolnshire, it is approximately 4 miles south-east of Gainborough and 11 miles north-west of the City of Lincoln, to the side of the B1241.

Directions

From the village of Willingham by Stow, head north on the Willingham Road towards the village of Kexby. At the sharp left-hand turn in the road, turn right signed to Kexby, Upton and Sturgate airfield. The field entrance is a short distance on the left hand side, by the sign to Glentworth (4 miles) and Kexby village.

Description

A permanent pasture field of about 12.31 acres, with parkland trees, areas of ridge and furrow and some good hawthorn hedges. It is currently grazed with sheep.

Basic Payment Scheme

The seller does not claim for Basic payments and there are no entitlements included in the sale.

Sporting & Mineral Rights

Sporting rights and mineral rights are included with the sale, in so far as they are owned.

Occupation

The land is currently let on a grazing licence which expires on the 1st October 2020.

Boundaries

A new boundary is shown on plan as A – B, It is setback into the field from the existing fence line. The buyer will be required to erect a new post and wire fence along this new boundary.

Town & Country Planning

The local planning authority is West Lindsey District Council. In the central Lincolnshire local plan Kexby, is classified as a small village.

Easements Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this brochure.

The seller will retain a right of way to gain access to the retained land and Kexby house. This is shown on the attached plan.

An electricity line crosses the land with one pole. There are electricity lines within the north and west hedge lines.

Development Clawback

The land is to be sold subject to a restriction that in the event that consent is granted for the land to be developed in the next 25 years, the purchasers or their successors in title will pay the seller or their successors in title 25% of the increase in the value of the land with the benefit of the consent over its existing use value.

Restrictive Covenants

The land is sold subject to a restrictive covenant for the benefit of Kexby House that it should not be used for the keeping of chickens, pigs, storing of caravans or as a caravan site. Further a use of the land should not cause nuisance to Kexby house.

Tenure & Possession

The land is freehold with vacant possession on completion, subject to the existing grazing license which expires on the 1st October 2020.

VAT

The seller has confirmed that an election to VAT has not been made and no VAT is payable on the purchase.

VIEWING

The land may be viewed on foot only during daylight hours, with a copy of these particulars to hand.

As the field is grazed with sheep, please do not bring any dogs into the field. When viewing, please take all precautions necessary to be safe on a working farm.

Method of Sale

The property is to be sold by informal tender. Solicitors will be instructed after acceptance of an offer.

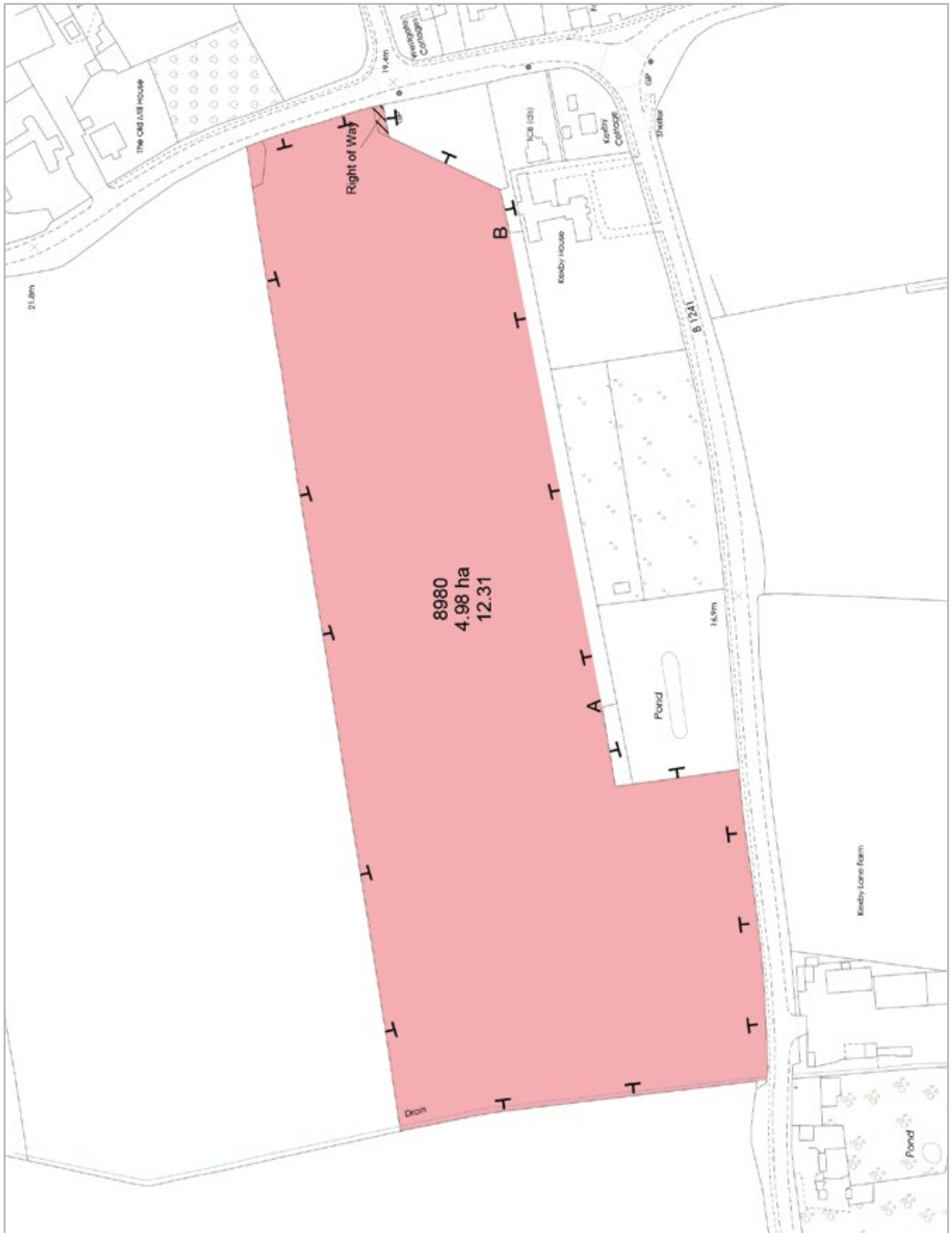
Tenders must be submitted using the prescribed form. The Tender form must be fully completed and submitted to JHWalter LLP in a sealed envelope marked externally "Tender - Land at Kexby" or by email to tenders@jhwalter.co.uk.

The vendor is not bound to accept the highest or indeed any tender.

Offers must be made for a fixed amount and must not be linked in any way to other offers which may be received.

The deadline for receipt of tenders is 12 noon 25th September 2020.





IMPORTANT NOTICE

JHWalter try to provide accurate sales particulars, however, they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LN1 1UD. Registered in England and Wales. Registration Number: 0C334615

