

Land at Hall Farm

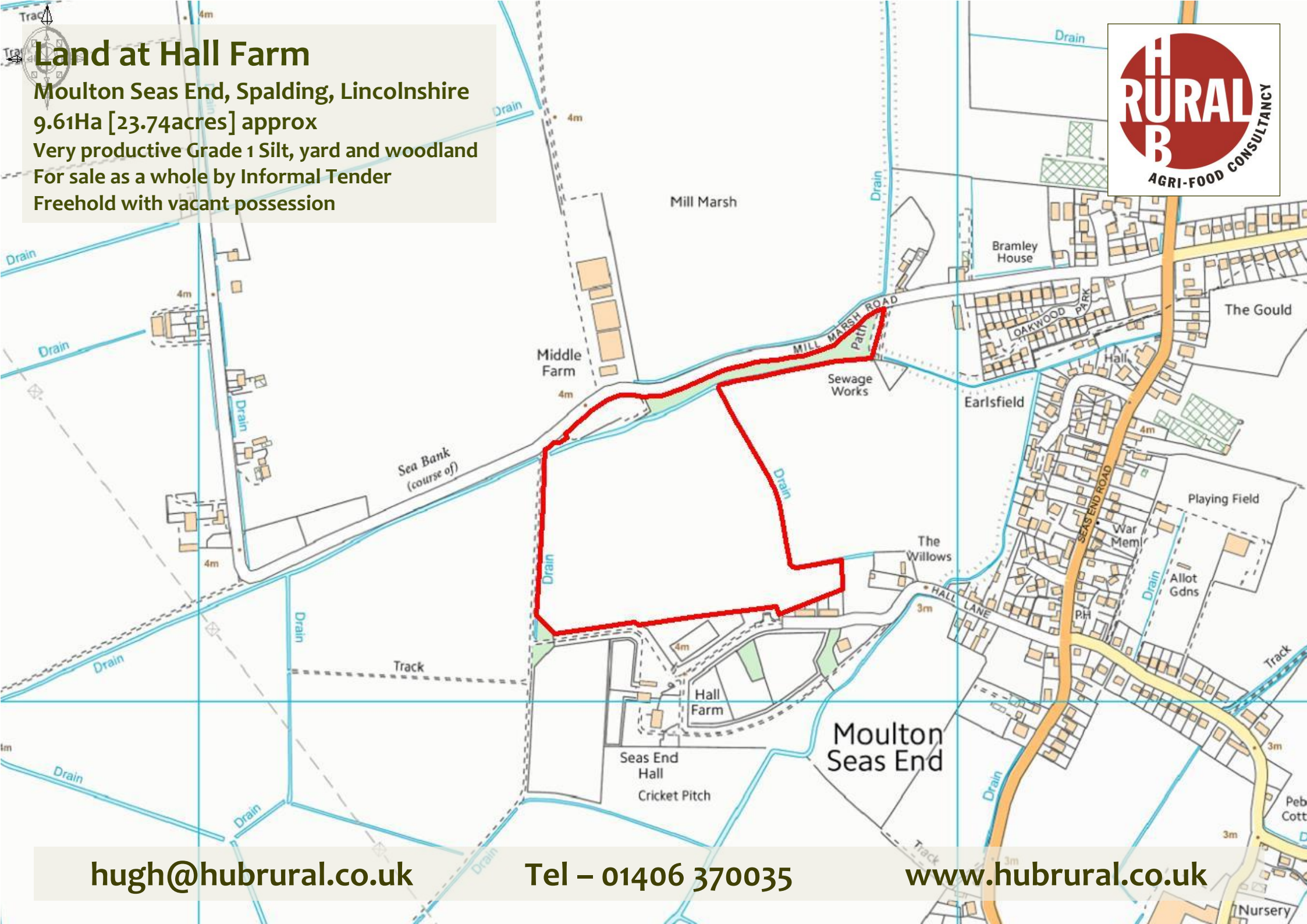
Moulton Seas End, Spalding, Lincolnshire

9.61Ha [23.74acres] approx

Very productive Grade 1 Silt, yard and woodland

For sale as a whole by Informal Tender

Freehold with vacant possession



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Location

The land at Hall Farm is situated east of Moulton Seas End which is approximately 5 miles from both Spalding and Holbeach.

Description

The property comprises 9.61 hectares [23.74 acres] approx., of very productive Grade 1 silt, which is capable of growing a wide range of vegetable, root and arable crops. There is an area of concrete/hard standing and further area of woodland.

Schedule

OS No	Ha	Acres	Description
7200pt/7121pt	8.279	20.45	Arable
5337	0.353	0.87	Yard/concrete
7243	0.981	2.42	Woodland/verges
	9.613	23.74	

The SFP eligible area of the arable land is 8.12Ha.

Back Cropping

2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013
Peas | Grass | Cauli | Brocc | Pot's | Leeks | Kale | PSB

The current crop is Kale.

Contracts and Quotas/Sporting Rights

There are no contracts or quotas included in the sale of the land. All sporting rights are included in the sale of the land.

Land Grade and Soil classification

The land is shown as being Grade 1 on the Ministry of Agriculture, Land Classification of England and Wales map.

The Soil Survey of England and Wales [Soils of Eastern England] shows the soil as Wisbech, which is described as deep stoneless calcareous coarse silty soils.

Outgoings

Drainage rates are payable to South Holland Internal Drainage Board, at the rate of £10.90/acre approx and these will be apportioned by reference to the completion date.

Entitlements

8.12 hectares of entitlements will be transferred by the vendor to the purchaser prior to the Basic Payment scheme cut-off date of the 18th October 2014. The cost will be £1,850 which will be payable in addition to the purchase price for the land.

Easements, wayleaves and rights of way

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

Access to the arable land is via a right of way over a farm road owned by the adjoining property, accessed from Mill Marsh Road.

Tenure and Possession

The land is offered for sale freehold, with vacant possession, subject to the following holdover;
Arable land – Kale to end March 2015

Method of Sale/Legal Process

The land is offered for sale by informal tender as a whole. The criteria for this process are set out below – **interested parties are requested to submit their offers by noon, 4th August 2014.**

Following acceptance of an offer, the buyer will be expected to exchange contracts within 4 weeks of the agreement of Heads of Terms. Completion will be on the 30th September 2014.

Plans areas and schedules

Hub Rural has prepared these particulars as accurately as the available information will permit; the areas are based on the deeds of the property and Ordnance Survey data & conventions. The plan is provided for illustrative purposes only, it is believed to be correct, but the accuracy cannot be guaranteed.

Boundaries

It will be assumed that the buyer has full knowledge of all of the boundaries; neither the Seller nor their Agent will be responsible for confirming any boundaries or the ownership thereof.

VAT

If the sale of the land, or any associated rights become a chargeable supply in the context of VAT legislation, VAT will be payable by the buyer[s] at the prevailing rate, in addition to the purchase price.

Disputes

In circumstances where buyer and the seller are unable to resolve dispute arising consequent to the sale of the land, the seller's Agents will appoint an Arbitrator.

Viewing

The land is accessed by an entrance barrier on Mill Marsh Road. A code is required for this gate, so anyone wishing to view the land will need to speak to the Agent's office to confirm when they wish to view and obtain the code. People viewing the farm should be aware that the land is commercially farmed and you should use appropriate/proportionate measures to ensure your safety whilst on the property.

Informal tender

An offer should be submitted as follows;

1. Your offer should be submitted **by midday on Monday 4th August** to Hub Rural at The Crew Yard, Pickwell House, Hogs Gate, Moulton, Spalding PE12 6QH.
2. Your offer should be subject only to contract and based on the information supplied within the property particulars.
3. Tenders should detail the offer for the land only; the entitlements cost **will be** in addition to the land offer.
4. Please confirm if your ability to proceed is dependent upon external finance or the sale of other property.
5. We will not accept any offer that is based on an escalating bid by reference to another offer.
6. Offers should be delivered in a sealed envelope, clearly marked 'Additional Land at Hall Farm' in the top left hand corner of the envelope; if you wish to confirm receipt, in order that we can identify it, please mark the envelope so that we can differentiate it from others received.
7. In order to avoid identical offers, we suggest that offers are for odd amounts, in pounds sterling.
8. It is proposed that the successful bidder will be notified within 5 days of the closing date, and unsuccessful bidders thereafter.

9. The vendor reserves their position to not accept the highest or any offer.

Additional land available

There is a further 67.99Ha of arable land to the west available by separate tender – please contact the Agents for further details.

Guide Price

The guide price for the Land at Hall Farm is £450,000 [Four hundred and fifty thousand pounds]

Solicitor

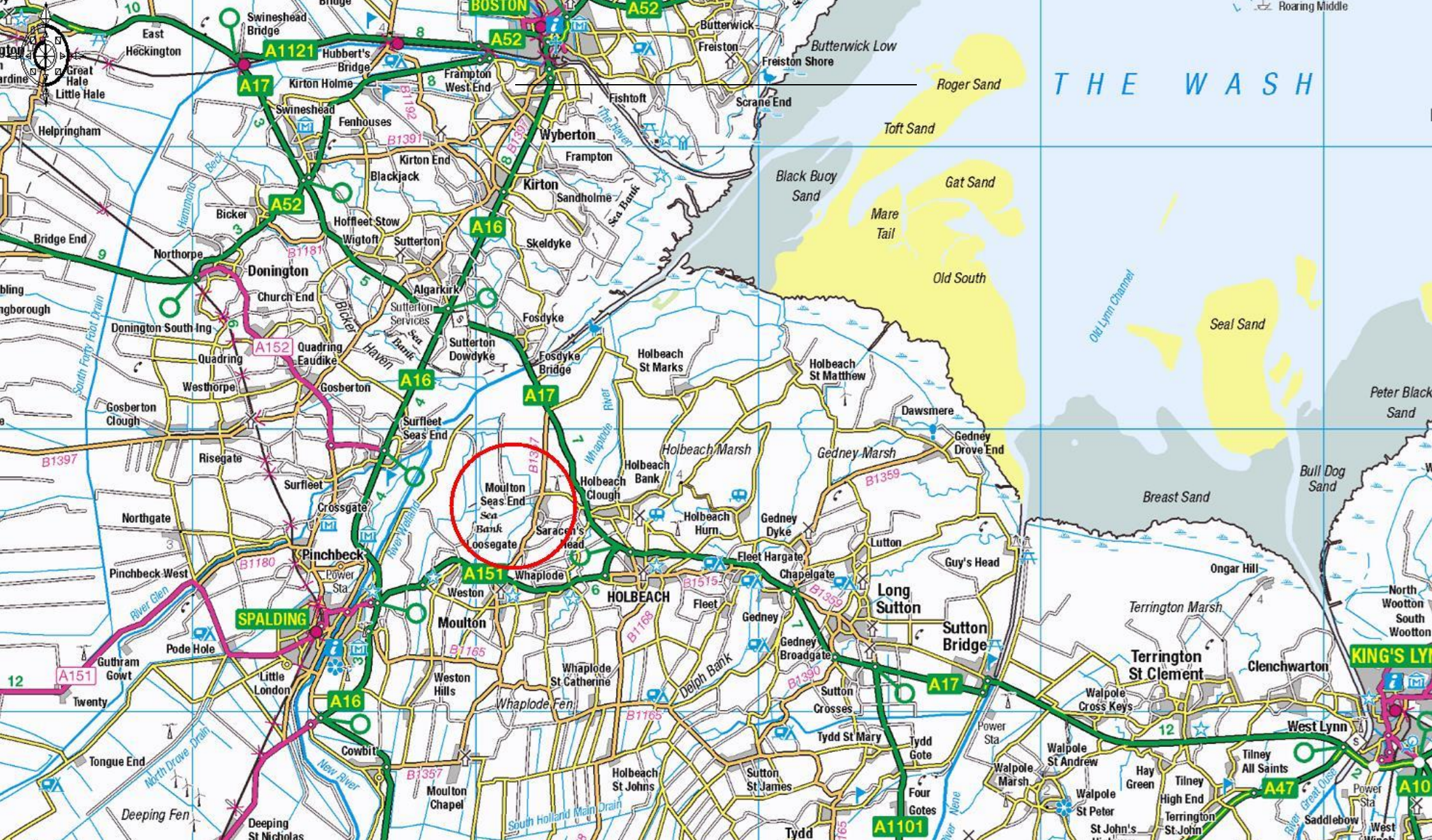
Peter Brown – Mossop & Bowser
Abbots Manor, 10 Spalding Road, Holbeach
Spalding, Lincs PE12 7LP
Email - pbrown@mossops.co.uk

Selling Agent [Sole]

Hub Rural Ltd
The Crew Yard
Pickwell House
Hogs Gate
Moulton
Spalding
Lincolnshire, PE12 6QH
Tel : 01406 370035
Email – hugh@hubrural.co.uk



These particulars were prepared in June 2014.



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