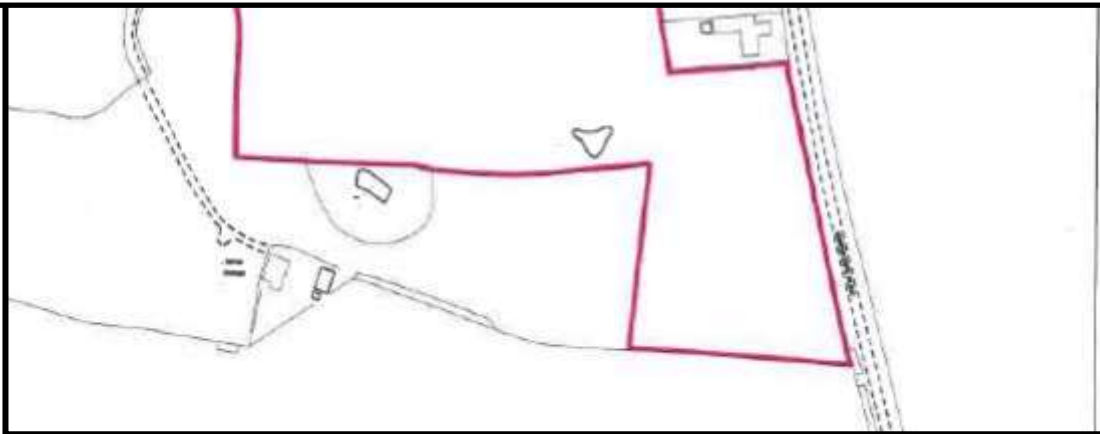


Stephen Knipe & Co

Hanthorpe Road
STAINFIELD
Nr Bourne
South Lincolnshire

SOLD

SUBJECT TO CONTRACT



7.78 acres of grassland

FOR SALE BY TENDER
(guide price £80,000)

Tender deadline: 12 noon on Friday 31st July 2020

Valuers, Auctioneers, Land & Letting Agents

Tel: 01778 421900

Email: enquiries@stephenknipe.co.uk

Situation and Description

The field lies to the south of Stainfield with access into the south east corner from Hanthorpe Road.

Being situated to the rear of and side of existing established residential properties the field has amenity potential as an alternative to livestock grazing.

The land is classified Grade 3 on the former MAFF Agricultural Land Classification Chart. There is a mains fed water trough in the south east corner close to the entrance from Hanthorpe Road.

Tenure and possession

Freehold with vacant possession on completion.

Agricultural subsidies

The land is registered with the Rural Payments Agency for Basic Payment scheme purposes. The Vendor has included the field in her 2020 BPS claim and will retain the 2020 payment. The purchaser will be obliged to occupy the land in accordance with the rules of cross compliance from completion of sale until 31 December 2020 and indemnify the Vendor for any penalties she may suffer as a result of any breaches of these rules.

Tenantright and dilapidations

There will be no claims made for tenantright nor any entertained for dilapidations (if any).

Environmental Schemes

The land is not included in any environmental schemes.

Wayleaves

There is an overhead electricity line with poles crossing the field for which a modest annual wayleave payment is receivable.

Outgoings

A general drainage charge is payable annually to the Environment Agency but only amounts to a pound or so per acre per annum.

Registered Title

Ownership of the field is registered with the Land Registry under Title Number LL392961.

Viewing

The land may be viewed at any reasonable daylight hour by those in possession of a set of these Sale Particulars. Please respect current Government guidance regarding Covid-19, social distancing, etc.

Tender procedure

Interested parties should complete the attached Tender form and ensure it is received at the selling agents office by the tender deadline indicated.

Stephen Knipe & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Stephen Knipe & Co has any authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATIONS . Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONDITIONS OF TENDER

1. The form of Tender attached to these Particulars must be signed, completed in full and returned to Messrs Stephen Knipe & Co, 1a Abbey Road, Bourne, Lincs, PE10 9EF by **no later than 12 noon on Friday 31st July 2020** in an envelope marked "**7.78 acres Hanthorpe Road, Stainfield**". Tenders received after this time will not be considered.
2. Tenders should be for a sum of money certain, .i.e. not calculable by reference to any other tender. Prospective purchasers are advised to make their tenders for an odd figure to avoid the possibility of duplication.
3. Neither the Vendor nor her Agents undertake to accept the highest or indeed any tender received.
4. Tenderers will be informed as soon as possible of the Vendor's decision.