

Stephen Knipe & Co

FOR SALE

HAWTHORPE

Lincolnshire, PE10 0RY

SOLD
(subject to contract)



216.58 acres (approx) (87.65 ha)

of mainly arable land which has been uncropped for many years and therefore may be of particular interest to those with an environmental bias

For sale as a whole or in two lots

Guide price (for the whole) £ 1,300,000

Land Agents, Valuers & Surveyors

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP
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Location

The land is situated just to the north of the hamlet of Hawthorpe, some 8 miles north west of Bourne and 9 miles south east of Grantham. It lies either side of the public road leading from Hawthorpe to Keisby.

Description

The land lies in two blocks at the 200 foot contour level and is classified Grade 3 on the former MAFF Agricultural Land Classification map. Most is described by the Soil Survey of England and Wales of being of the Ragdale soil association (chalky till geology). Part of the western block (lot 1) is of the Elmton 3 association being Jurrassic limestone and clay . The is some underdrainage.

The majority of the land was entered into Set-aside in the 1980's and has remained uncropped since, although for several years much of the land has been grazed by a neighbour's sheep. Some hay has also been taken.

There is one 15 acre field on the western side of lot 1 which is permanent pasture.

The land has potential for inclusion in an environmental scheme or similar (eg rewilding) or bringing back into cropping.

Tenure

Freehold with vacant possession upon completion.

Schedule

	<u>RLR Parcel ID</u>	<u>Area</u>	
Lot 1	8451 (grass)	15.15	
	0157	17.15	
	0282	93.30	
	2715	<u>11.29</u>	136.89 acres
Lot 2	6405	16.80	
	7679 (part)	62.89 (est)	<u>79.69</u> acres
			<u>216.58</u> acres

Agricultural subsidies

The land is registered with the Rural Payments Agency and was the subject of an annual BPS claim. It is not currently included in any environmental scheme.

Plan

Two plans are attached , namely a 6": 1 mile scale Ordnance Survey plan and a location plan.

Tenantright

There will be no claims made for tenantright, nor will any be entertained for dilapidations .

Wayleaves, easements and rights of way

There is an overhead electricity line with poles crossing lot 1, a gas main running down the eastern boundary of lot 2 and a bridleway (inactive) across part of lot 2.

Sporting, timber and mineral rights

These are included in the sale in so far as they are owned.

Outgoings

A general drainage charge is payable annually to the Environment Agency.

Method of sale

The land is for sale either as a whole or in two lots with offers being invited. Prospective buyers are advised to let the selling agents know of their interest as soon as reasonably possible.

Viewing

Viewing on foot may be carried out without appointment by those in possession of a set of these sale particulars. Please be aware of any potential hazards.





