

Stephen Knipe & Co

FOR SALE

“Church Paddock”

Church Street

THURLBY



A GRASS Paddock
extending to 0.83 acres (approx)
adjacent St Firmin's Church, Thurlby

For Sale by Tender
Deadline: 12 noon on 31 March 2022

Guide price £15,000—£20,000

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.

Land Agents, Valuers & Surveyors

Tel: 01778 421900

email: enquiries@stephenknipe.co.uk

Situation & Description

The paddock is situated in Church Street, close to the junction with Main Road, Thurlby some two miles south of Bourne. It is not registered for agricultural subsidy purposes. The western boundary fence belongs to the adjoining landowner.

Tenure

Freehold with vacant possession on completion.

Registered Title

The paddock forms part of title No LL326409.

Viewing

Without appointment by those in possession of a set of these particulars.

Method of Sale

Offers are invited by 12 noon on 31 March 2022 and should include the following information:

1. Name, telephone number, postal and email addresses.
2. The amount of the offer.
3. The name and contact details of the solicitor who will act for the purchaser.
4. Confirmation of source of purchase funds.

Offers may be submitted by post or email. If by post include "Church Paddock" on the outside of the envelope.

Overage Clause

The sale will be subject to an overage clause whereby if any development takes place on the land for which planning permission is granted within the next 15 years the vendor, or her successors, will be entitled to an additional payment based on 50% of the increase in value of the land at the time. The erection of a stable (non-commercial) or similar will not trigger this clause.

