

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



01522 504304 | jhwalter.co.uk

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.



Completion Date

It is the seller's preference that contracts will be exchanged within 20 working days of acceptance of the offer, with a 10% deposit, with completion on 1st October 2020 or earlier by arrangement.

Useful Telephone Numbers

West Lindsey District Council: 01427 676676

Plans

The attached plans are for identification purposes only and do not constitute any part of contract. They are not to scale.

Buyer Identity Check

Please note that prior to acceptance of any offer, JHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

If prospective buyers are content to do so, the completion of the Money Laundering Procedure, prior to the submission of Tenders, will assist the speed at which offers can be potentially accepted. We are most grateful for your assistance in satisfying this important regulation.

AGENT

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This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. U13510-02 Date 22.07.20



Land at Kexby House



Scale
1:7,500
@ A4

Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO
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Informal Tender Form

Closing Date: 25th September 2020 before 12 noon

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

Your Details:

Name(s)

Address

.....

Post Code

Telephone Home

Mobile

Email

Offers (Subject to Contract)

12.31 acres (The Guide Price is £85,000)

£

(In words:)

If your offer is subject to the sale of another property or any other conditions, please give details;

.....

.....

The property will be funded by cash (tick box)

The property will be funded by borrowing (tick box)

The property will be funded by sale of another property (tick box)

Informal Tender Form
Closing Date: 25th September 2020 before 12 noon

Buyer's Solicitors:

Company Name.....

Address

.....

Post Code

Telephone

Contact

Informal Tender Conditions

1. The Vendors reserve the right not to accept the highest or indeed any of the offers received.
2. Your offer must be for a precise sum of pounds sterling and must not be calculated by reference to any other offers. We advise that your offer be made for an odd figure to avoid the possibility of identical bids.
3. Offers will be made subject to contract and will be treated in confidence.
4. The successful purchaser will be notified within 5 days and will be expected to be ready to exchange contracts within 4 weeks of acceptance.
5. It is the responsibility of any intending purchaser to satisfy himself/herself as to the basis upon which he/she makes an offer. The making of any offer will be taken as an admission by the intending purchasers that he/she has made all prudent enquiries and has relied solely on his/her own judgement.
6. This tender form must be fully completed and placed in a sealed in an envelope. The envelope must be marked externally both with the name, address and contact telephone number of the bidder and the heading "Tender – Land at Kexby."
7. The tender should be posted or delivered to: JHWalter, 1 Mint Lane, Lincoln, LN1 1UD. Alternatively you can email to tenders@jhwalter.co.uk
8. Successful Tender – when a bid has been accepted JHWalter may seek further identify and address verification either by seeing original identity documents or by obtaining appropriate certified copies.

Signed:

Print Name:

Date.....