



4.33ha (10.71 acres) Paddock, Timberland, Lincs, LN4 3SD

Will Barker
& Co

4.33ha (10.71 acres) Paddock, Timberland, Lincolnshire, LN4 3SD

£125,000

- 4.33ha (10.71 ac)
- Grass Paddock
- Vacant Possession Upon Completion
- Registered Title – LL272595

Will Barker & Co

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Will Barker & Co are pleased to be able to offer the opportunity to purchase the freehold interest in 4.33ha (10.71 acres) or thereabouts, of grassland in Timberland, Lincolnshire. This would appeal to farmers for grazing or arable and potentially equestrian use.

Situation & Location

The land is located on the edge of the village of Timberland, in the North Kesteven District and parish of Timberland. Timberland has limited local facilities, including a hotel, church and village green. The land is located 6.3 miles west of the larger village of Woodhall Spa, which has a greater range of facilities, including schools, shops, restaurants and cinema, 12 miles north of the market town of Sleaford, and 15.7 miles southeast of the Cathedral City of Lincoln.

Soil Type and Land Classification

The land is classified by the Former MAFF Land Classification Maps of England as being Grade 3 agricultural land. The actual soil type is further described by the Soil Survey of England and Wales, as being part of the Beccles 1 Association of Soils, which is characterised as being slowly permeable fine loamy over clayey soils, suitable for growing winter cereals, some potatoes and grassland.

Basic Farm Payment Entitlements

There are no Basic Farm Payment Entitlements included with the sale of the land following the end of BPS and the subsequent de-linked scheme. The land is not within an Entry Level Stewardship Scheme nor a Countryside Stewardship Scheme.

Services

Mains water supply leading to field troughs, but no main electricity services.

Plans & Areas

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.





Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries.

Access

The land does benefit from main road access from Fen Road, Timberland.

Tenure

The Freehold Title to the land is offered For Sale with the benefit of Vacant Possession.

Land Registry

The land is registered with HM Land Registry as title LL272595.

Overage

The Land is contiguous with the village of Timberland and the agents believe there is scope of redevelopment (subject to the necessary planning consents) and as such a low overage is being retained. The beneficial owners will retain a 50-year Overage/uplift clause for only 25% of the enhancement in value for any non-agricultural activity. The Overage will be payable upon implementation or disposal of the property with the benefit of the change of use, whichever is the earlier.

Sporting Rights

The sporting rights are included in the sale of the freehold.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements, and all wayleaves, whether referred to or not in these particulars.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty. Depending upon the level of interest, the vendors and their agents reserve the right to either invite Best and Final offers or conduct a private auction to conclude the sale.

Viewings

Prospective purchasers wishing to view the land should make an appointment through Will Barker & Co. We ask you to be as vigilant as possible when making an inspection for your own safety. Those wishing to view the property, do so that their own risk.



