

# For Sale by Informal Tender

Deadline Thursday 26<sup>th</sup> October 2023

Land at Billingham – 30 Acres

Billingham Dales Head, Billingham, Lincoln, LN4 4BT

**BELL**

ROBERT BELL & COMPANY





# Land at Billingham

Billingham Dales Head, Lincoln, LN4 4BT

An arable field of high yielding Grade II land with road access and vacant possession.

This 30-acre field represents an opportunity to acquire a parcel of highly productive arable land. It lies directly behind the Moy Park poultry unit at Barr Farm and with electric lines crossing.

For sale as a whole by Informal Tender (deadline 12 noon Thursday 26<sup>th</sup> October)

## LOCATION

The land lies close to the A153 (Tattershall Road) between Billingham and Tattershall. It can be accessed from either Billingham Dales Head or Labour in Vain Drove.

Horncastle – 12 miles, Sleaford – 11 miles, Lincoln - 18 miles (Distances are approximate)

## THE LAND

One regular shaped field with ditches around and electric lines crossing. We are not aware of any recent drainage schemes.

The land is shown as Grade II on the MAFF Land Classification and on the Soil Survey for England as; Wallasea 2; Deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern. Groundwater controlled by ditches and pumps. Capable of growing cereals and sugar beet.



## SCHEDULE

### Rural Land Registry (RPA)

Field No.	Hectares	Acres
TF1855 9399	12.14	29.998

### Land Registry

Title No.	Hectares	Acres
LL361683	11.99	29.62
LL424069	0.03	0.07
<b>Total</b>	<b>12.02</b>	<b>29.69</b>

### Ordnance Survey 1906 Edition

OS No.	Hectares	Acres
45	5.97	14.753
46	6.03	14.893
51a Part say	0.35	0.864
<b>Total</b>	<b>12.35</b>	<b>30.510</b>

## CROPPING

2021	2022	2023
Winter Wheat	Oilseed Rape	Winter Wheat

## ACCESS

The land has direct road frontage with access behind the first house on Billingham Dales Head. There is frontage to Labour in Vain Drove but no culvert over the ditch (the existing culvert to the neighbouring field is to be removed).

## BOUNDARIES

There are ditches along the south and west boundary with a hedge on the north west boundary with the poultry farm and along the roadside of Billingham Dales Head Road.

## SERVICES

There are no services to the land. Electric and water are nearby and prospective purchasers should make their own enquiries on the prospect of connecting to mains services.

## OUTGOINGS

The land is subject to Drainage Charges with the Witham First District IDB and these will be proportioned pro rata with the purchaser.

## RURAL PAYMENTS

The land is registered with the Rural Payments Agency with all 12.14ha eligible arable land. There are no entitlements available for purchaser.

There is no environmental scheme.

## PLANNING

The land is located within the parish of North Kyme and the North Kesteven District. It is agricultural and we are not aware of any planning application history on the land. Purchasers should make their own enquiries on the possibility for alternative uses.

## TITLE AND TENURE

The property is sold freehold with vacant possession after harvest 2023. The main block of land is registered as title LL361683. Title LL424069 forms the main access.

## TENANTRIGHT & DILAPIDATIONS

There will be no claim for Tenantry nor counter claim for dilapidations of any kind.

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

There are electric wayleaves crossing the land.

## SPORTING, TIMBER AND MINERAL RIGHTS

The timber, mineral and sporting rights are included in the sale so far as they are owned. They are in hand.

## VALUE ADDED TAX

It is understood that none of the land is elected for VAT.

## VIEWING

Viewing is permitted during normal office hours when in possession of a set of these particulars. Parties viewing should note they are responsible for their own safety and accordingly view at their own risk.

## METHOD OF SALE

The land is offered for sale by informal tender as a whole. All offers are subject to the tender conditions provided on the tender form and are to reach the Agents by the date on the front of these particulars and on the tender form.

## ANTI-MONEY LAUNDERING

Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

## AGENT

Robert Bell & Company, Horncastle

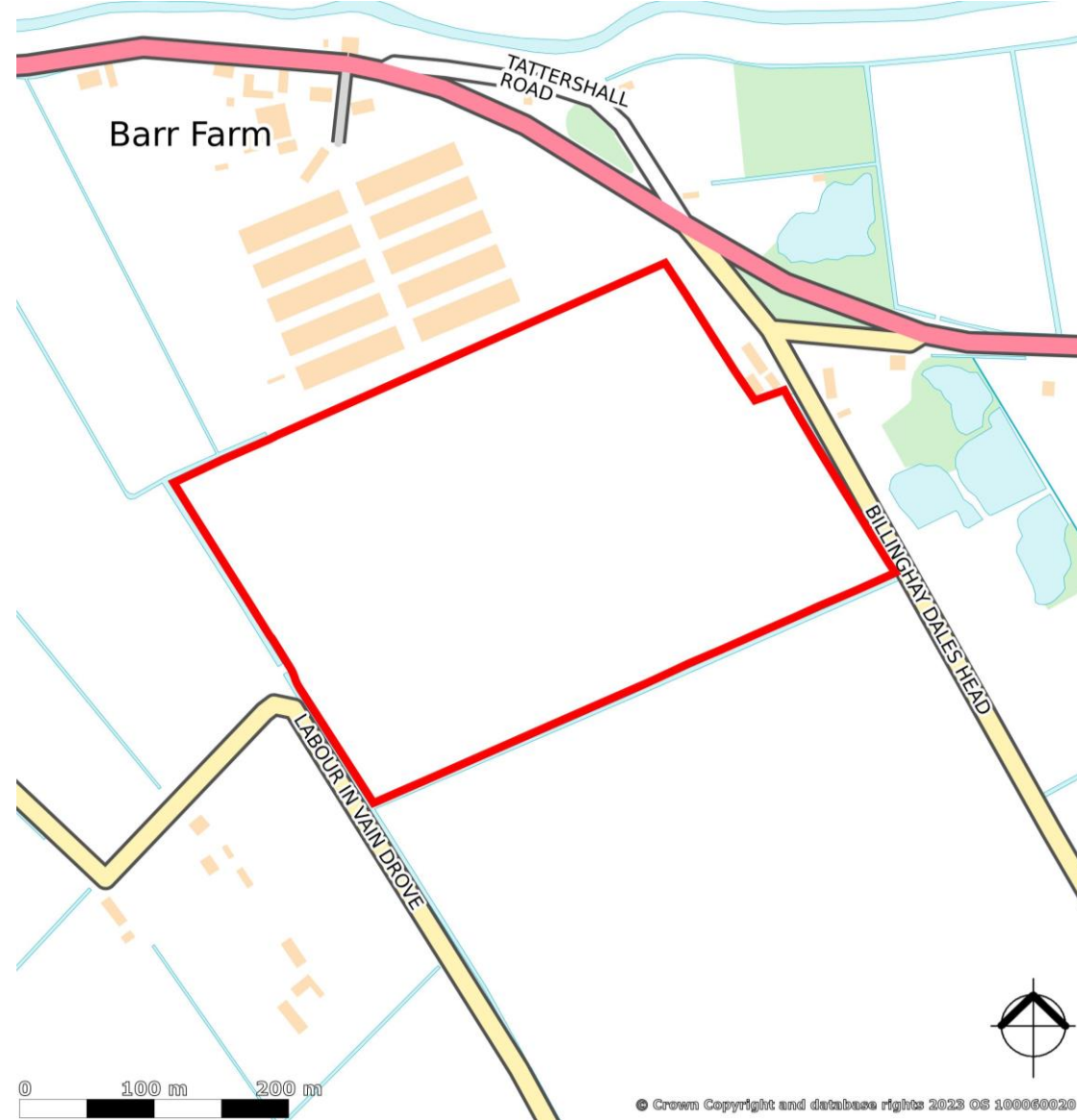
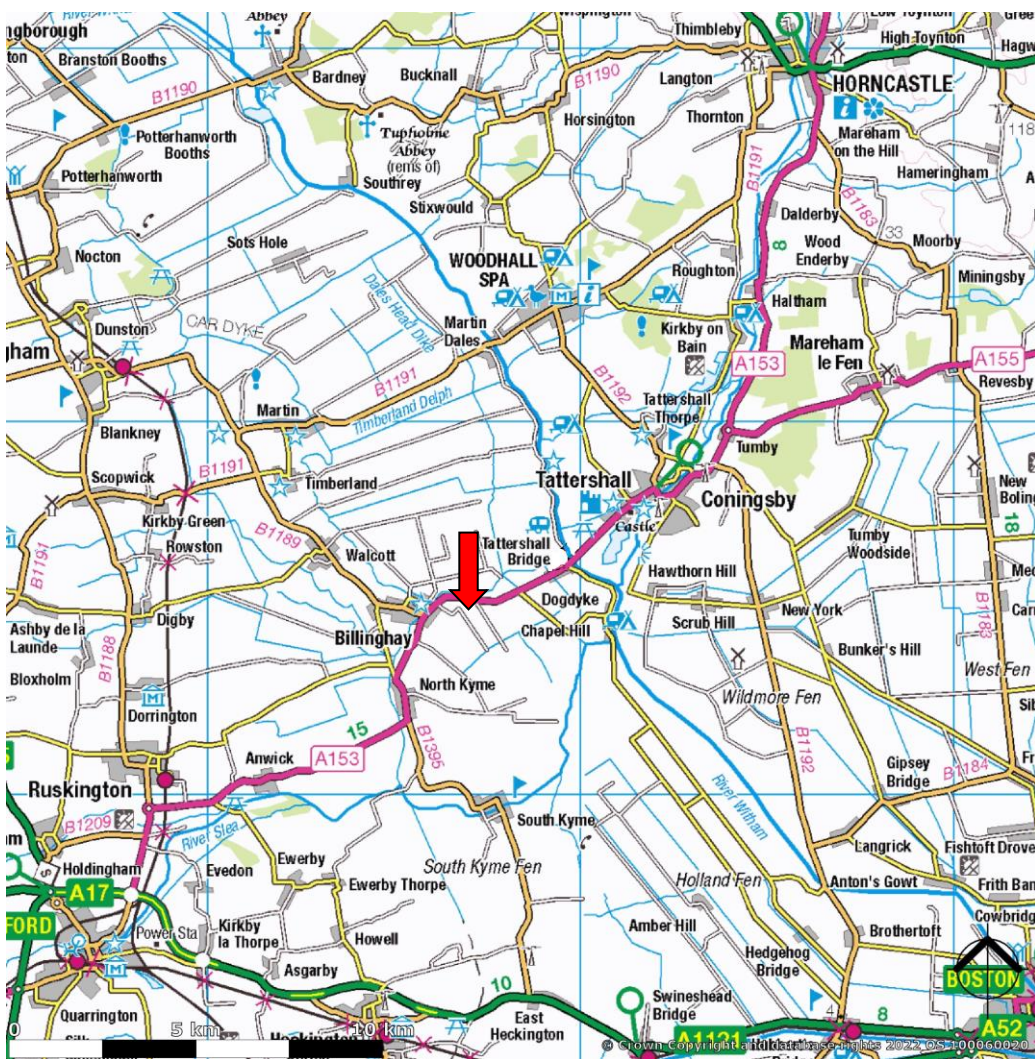
F.A.O. George Harrison

Tel: 01507 522222 option 4

Email: [george@robert-bell.org](mailto:george@robert-bell.org)

These particulars were prepared in September 2023.





#### DISCLAIMER

Robert Bell & Company for themselves and for vendors or lessors of this property give notice that:

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Tel: 01507 522222 Fax: 01507 524444

E-mail: [landagency@robert-bell.org](mailto:landagency@robert-bell.org)

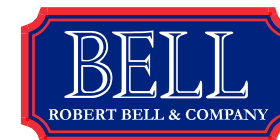
[robert-bell.org/agriculture](http://robert-bell.org/agriculture)



CAAV



RICS



## INFORMAL TENDER FORM

**PROPERTY**                      **Land at Billingham – 30 Acres**

**TENDER DATE**                **12 noon on Thursday 26<sup>th</sup> October 2023**

I / We .....  
hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of  
the tender procedure, as described in the Agent's accompanying particulars

WHOLE – 30 ac                in the sum of £.....

The acquisition will be funded by: .....

Tenderer(s)                      .....

Signature: .....

Purchasers Name: .....

Address: .....

.....

Telephone:..... Email: .....

Solicitors: .....

### Tender Conditions

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
  - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left hand corner BILLINGHAY TENDER)
  - By attaching this form to [george@robert-bell.org](mailto:george@robert-bell.org) (subject BILLINGHAY TENDER)
2. Tenders must be received no later than 12 noon on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. A deposit of 10% of the purchase price will be payable on exchange of contracts. With a double deposit due if early entry is required.
8. All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.

