

**ROBERT BELL
& COMPANY**

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FOR SALE BY AUCTION

**On Thursday 23rd March, 2017 at 2.30pm
At the Admiral Rodney Hotel, Horncastle**

101.91 ACRES (41.24HA) ARABLE LAND

HAMERINGHAM, NR. HORNCastle



AVAILABLE IN THREE LOTS

Lot 1 – 8.99 acres (3.64ha) – Grade II Arable – Guide Price £80-90,000

Lot 2 – 63.78 acres (25.81ha) – Grade II Arable – Guide Price £550-600,000

Lot 3 – 29.13 acres (11.79ha) – Grade II Arable – Guide Price £250-275,000



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GENERAL DESCRIPTION

We are pleased to offer 3 fields of free draining arable land in Hameringham on the edge of the Lincolnshire Wolds approximately 4 miles South East of Horncastle.

The 3 fields are available as separate lots by auction and further details are provided below and a schedule of Ordnance Survey areas, RLR areas, and past cropping is provided below and the land is shown outlined in blue on the enclosed plan.

LOT 1 – CHURCH FIELD

Lot 1 is a regular shaped field with good road frontage on the edge of the village of Hameringham.

LOT 2 – '65 ACRE'

Lot 2 is a large regular shaped field with good road frontage located at Hameringham Top.

LOT 3 – CLAXBY FIELD

Lot 3 is a south facing field with good road frontage located at Hameringham Top.

GENERAL INFORMATION

SOIL

All lots are classified as Grade II and soil classification is Swaffham Prior; chalky drift and chalk, well drained calcareous coarse and fine loamy soils over chalk rubble, some similar shallow soils, deep non-calcareous loamy soils in places.

BASIC PAYMENT SCHEME

Each lot is registered for the Basic Payment Scheme and the eligible areas are shown in the schedule below. The following entitlements will be available at the price below, in addition to the purchase price.

Lot 1 – 3.64 entitlements - £546 + VAT

Lot 2 – 25.75 entitlements - £3,862.50 + VAT

Lot 3 – 11.76 entitlements - £1,764 + VAT

It is intended that the purchaser will claim and retain the 2017 payment.

TENURE AND POSSESSION

The land is offered freehold with vacant possession on completion.

DILAPIDATIONS OR TENANTRIGHT

The purchaser should pay tenantry in addition to the purchase price in accordance with the CAAV Guide to Costings 2016 and actual prices for contract operations and inputs plus any enhancement. Details of Tenantry to date are available from the Auctioneers.

There will be no counter claim for dilapidations of any kind.

CONTRACTS OR QUOTA

There are no contract, quotas or environmental schemes over the land.

MINERALS, TIMBER AND SPORTING RIGHTS

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

ACCESS AND SERVICES

Access is direct off the public highways and for Lot 2 there is also a right of way for access from Eastern end of the bridleway. No services are connected.

RESTRICTED COVENANT

Lot 2 will be sold subject to a restricted covenant for the benefit of the retained land. This will prevent any building or new structures on the area hatched blue without prior permission.

DRAINAGE RATES

General Drainage rates are payable for the Environment Agency.

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.

In particular there are electrical wayleaves in Lot 1.

VIEWING

Viewing is permitted during normal office hours when in possession of a set of these particulars.

METHODS OF SALE

The property is offered for sale by auction.

AUCTIONEER

George Harrison, Robert Bell & Company
Tel: 01507 522222 Email: george@robert-bell.org

VENDORS SOLICITOR

Flora Bennett, Wilkin Chapman.
Tel: 01507 606161

AUCTION NOTES

CONDITIONS OF SALE

The 3rd edition of the Common Auction Conditions shall apply to all lots plus any extra General Conditions of Sale that may apply in the legal pack and any Special Conditions that may vary the General Conditions.

LEGAL PACK

These will be available to view at the Auctioneers Horncastle Office or at the Solicitors Louth Office.

Potential purchasers are deemed to have made all the necessary enquiries and taken independent legal advice and purchase with full knowledge of the content of the legal packs.

REGISTRATION OF INTEREST

Potential purchasers are advised to register their interest so that they can be informed of any amendments.

COMPLETION

28 days after the date of the auction viz. 20th April 2017.

DEPOSIT

A 10% deposit becomes payable in full at the fall of the hammer.

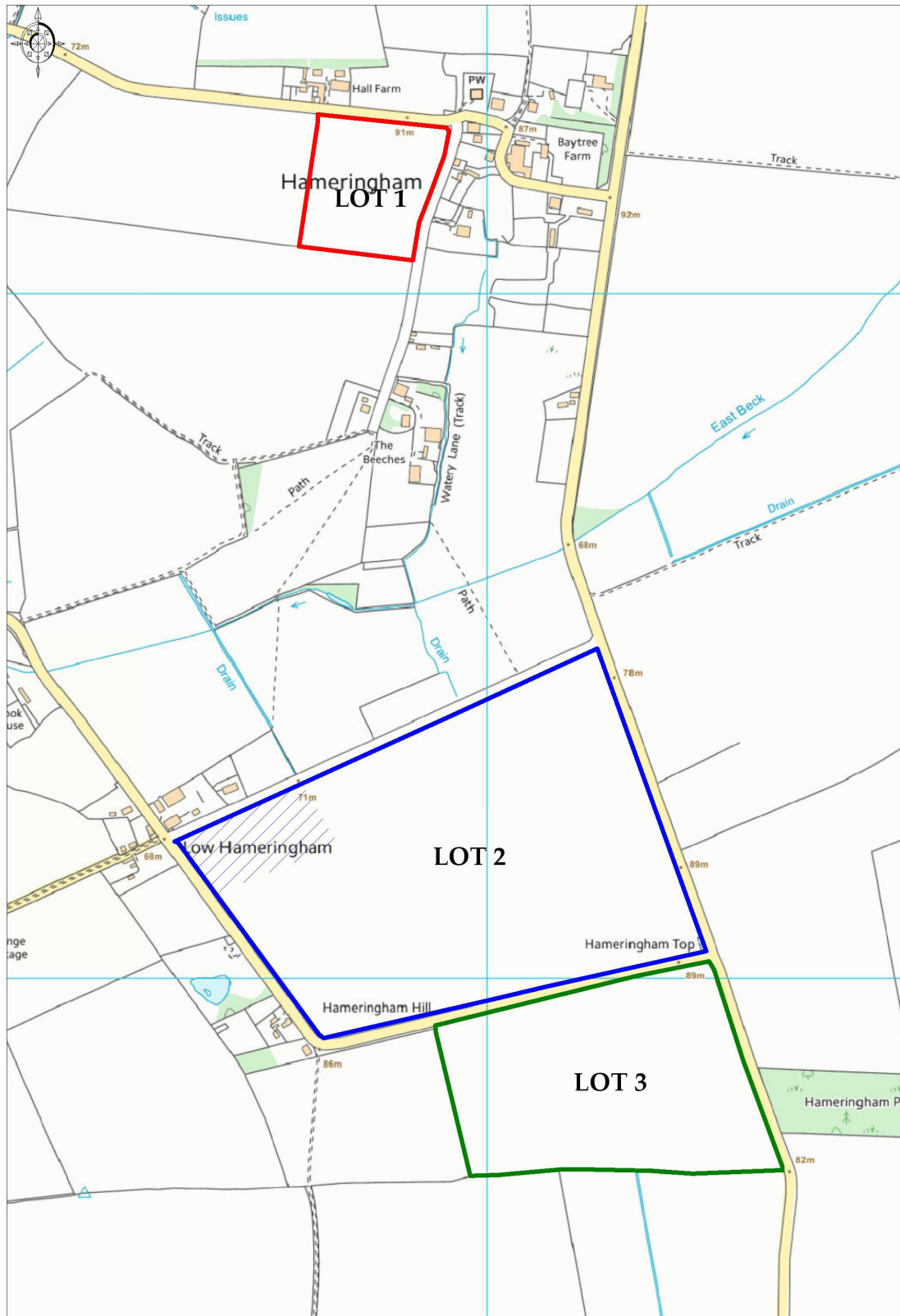
FALL OF THE HAMMER

On the fall of the hammer, the successful bidder enters into a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitors details and produce a form of identification.

These particulars were prepared in **February 2017**

SCHEDULE

OS 1906 Edn	Acres	RLR Field	Hectares	Acres	2015 Crop	2016 Crop	2017 Crop
Lot 1 – Church Field							
OS 94pt	8.994	TF3067 8314	3.64	8.994	W.Wheat	S.Beans	W.Wheat
Lot 2 – '65 Acre'							
OS 80	10.907						
OS 89	15.365						
OS 90	13.215						
OS 99	0.537						
OS 109	11.792						
OS 133	11.966					W.Wheat/	
Total	63.782	TF3066 9716	25.75	63.628	W.Wheat	S.Barley	OSR
Lot 3 – Claxby Field							
OS 98	9.376						
OS 107	8.658						
OS 108	11.102						
Total	29.136	TF3165 1886	11.76	29.059	S.Beans	W.Wheat	W.Wheat
Total	101.912		41.15	101.681			



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DISCLAIMER

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