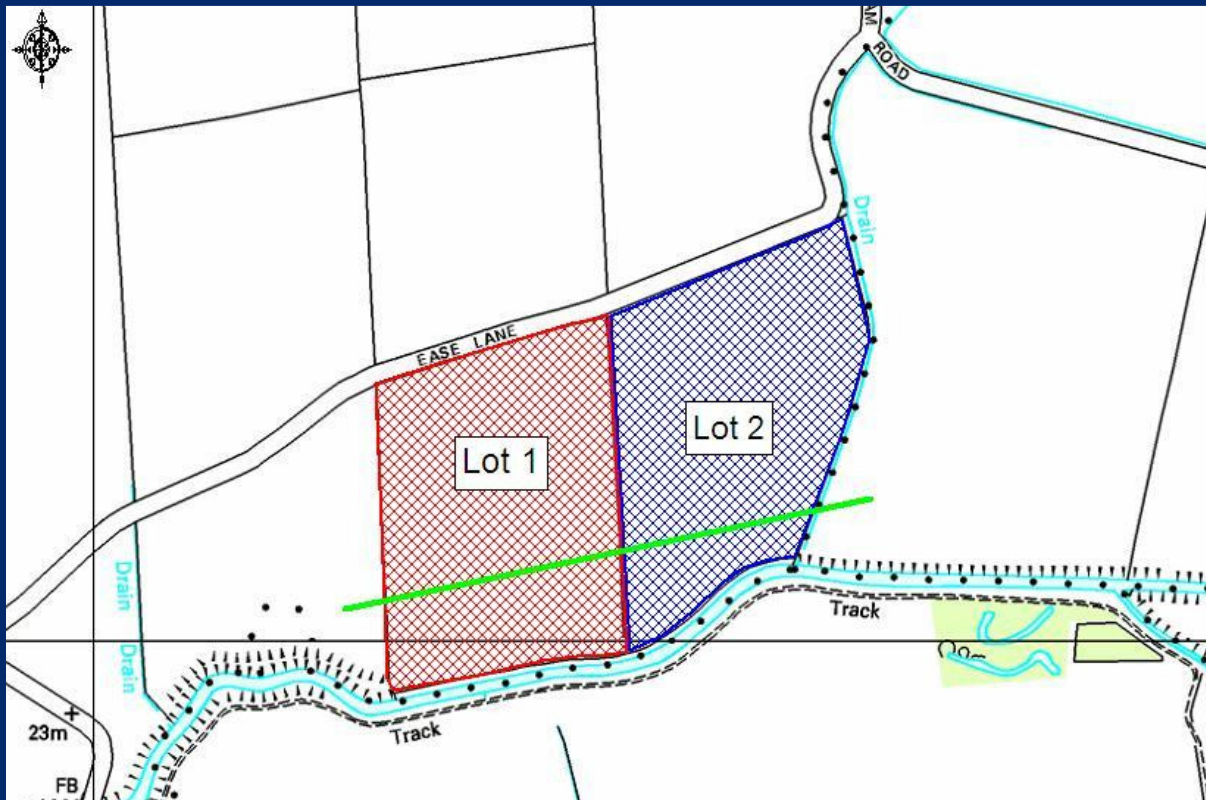




Moving with the times

www.EBGproperty.co.uk

FOR SALE
27.91 ACRES (11.30 HECTARES), WESTBOROUGH



27.91 Acres of pasture off Ease Lane, Westborough.

For Sale by Private Treaty in 2 Lots

Guide of **£85,000.00** per lot.

Tel: 01476 541105

Fax: 01476 567451

General

This sale offers a rare opportunity to farmers, horse owners and investors to acquire a block of pasture land in a district where land very rarely comes onto the open market.

Location and Access

The land lies to the East of the village of Westborough directly off Ease Lane, with each lot having separate access.

The Land

Comprises two fields of pasture with the southern boundary being the River Witham.

Single Payment Scheme

The land is registered on the Rural Land Registry (RLR) and is available to set against entitlements under the Single Payment Scheme.

The Vendors will use their best endeavours to transfer the following entitlements to the successful purchaser.

NML Entitlements	No. of Entitlements	2012 Estimated Value per Entitlement (€)
Lot 1 SK 8645 3312	5.68	323.20
Lot 2 SK 8645 5419	5.62	323.20

Wayleaves, Easements & Rights of Way

The land is sold subject to all existing wayleaves, easements and rights of way.

There is a footpath that crosses both Lots and is marked with a green line on the attached plan.

Drainage Charges

A drainage charge is payable to the Environment Agency. For the year 1/4/11 – 31/3/12 this was £2.55 per hectare.

Tenantright

There will be no claim for tenantright or counterclaim for dilapidations.

Entry Level Stewardship and Higher Level Stewardship

The vendors have not entered the land into these Schemes. The successful purchaser may enter the land into the Schemes if they wish and thereby derive an additional income.

Contracts and Quotas

There are no contracts or quotas included in the sale.

Sporting Rights & Timber

All sporting rights and timber owned by the vendor are included in the sale.

Tenure

The land is offered freehold with vacant possession upon completion.

Plans & Areas

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

Viewing

Viewing may be undertaken on foot at any reasonable time during daylight hours by persons in possession of these sale particulars.

Those who view the land do so entirely at their own risk.

Method of Sale

The land is offered for sale by Private Treaty.

Vendors Solicitors

Mrs Kathy Smith Tel No.: 01636 703333
Larken & Co Fax No.: 01636 706649
10 Lombard Street DX: 11803 Newark
Newark
Nottinghamshire
NG24 1XE

Please contact the sole selling Agents for further details:

Geoffrey Bishop: 01476 541106

Vicky Cant: 01476 541105

Escritt Barrell Golding
24 St Peters Hill
Grantham
NG31 6QF
Tel: 01476 590211
E-mail: grantham@ebgproperty.co.uk

Escritt Barrell Golding
15 Southgate
Sleaford
NG34 7SX
Tel: 01529 302271
E-mail: sleaford@ebgproperty.co.uk

www.EBGproperty.co.uk

