



2.349 HA (5.805 AC)

Land at Star Fen, Heckington, Sleaford, NG34 9ND

**Guide Price £75,000
For Sale By Informal Tender**

We are pleased to offer the opportunity to purchase the Freehold interest in this 2.349 Hectares (5.805 Acres) of arable land located to the north of the village of Heckington. The land is mainly Grade II with a small area of Grade III. For sale by informal tender - 12 noon - Monday 31st March 2025.



Land at Star Fen, Heckington, Sleaford, NG34 9ND

SITUATION & LOCATION

The land is accessed from Star Fen and is located approximately 3.8 kilometres (2.4 miles) north-east of the village of Heckington.

DESCRIPTION

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SOIL TYPE

The land is classified by the former MAFF Land Classification Maps of England being mainly Grade II agricultural land with a small area of Grade III to the southern end. It is described as mainly loamy and clayey soils of coastal flats with naturally high groundwater with slowly permeable and seasonally wet slightly acid but base-rich loamy and clayey soils to the southern section.

BASIC FARM PAYMENT ENTITLEMENTS

We understand that there are no basic farm payment entitlements included with the sale of the land. The land is not within an Entry Level Stewardship Scheme, nor Countryside Stewardship Scheme. Purchasers are to satisfy themselves in this respect.

TENANT RIGHT

The Vendors will not make any claims to Tenant Right nor routine improvements in addition to the purchase price. Similarly there are no counterclaim rights for any dilapidations.

SPORTING RIGHTS

Sporting Rights are included in the sale of the Freehold.

WAYLEAVES, EASEMENTS AND 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.

We are aware that there is a Public Right of Way to the south-east corner of the field.

METHOD OF SALE

The property is offered for sale by informal tender.

All interest parties should submit their offer on the attached Informal Tender Form, within a sealed envelope, clearly addressed 'Star Fen Land Informal Tender - not to be opened until 31st March 2025'. The bids should be received at Mundys Property Services LLP, 29 Silver Street, Lincoln LN2 1AS on or before 12 noon on Monday 31st March 2025.

Under the terms of the informal tender, the Vendor reserves the right not to accept the highest or any bid submitted at all.

PLANS & AREAS

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

BOUNDARIES

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

SERVICES

There are no mains utility services connected to the field.

TENURE

Freehold. The Vendor has confirmed that there are no restrictions on the land.

VAT

The Vendor has confirmed that VAT is not payable on the purchase price.

LEGAL COSTS

Each party are responsible for their own legal costs.

VIEWINGS

By prior appointment through Mundys. Please note that those viewing the property do so at their own risk.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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