

Richardson

29.27 Hectares Arable Land
Seaton
Rutland

FOR SALE BY INFORMAL TENDER



- 29.27 Hectares Arable Land
- South Facing
- Freehold
- Road Access
- Abutting Village Envelope
- With Vacant Possession

29.27 HECTARES ARABLE LAND AT SEATON

DESCRIPTION

An opportunity to acquire a parcel of productive arable land extending to 29.27 hectares (72.33 acres) situated to the north of the village of Seaton. The land features road frontage and has direct vehicular access along both Seaton Road and Main Street, Seaton.

The land is classified Grade 3 by the Agricultural Land Classification of England and Wales, with the soil type defined as Elmton 1 by the Soil Survey of England and Wales, described as being shallow, well-drained brashy calcareous fine loamy soils over limestone, suitable for cereals, sugar beet and potatoes.

LOCATION

The land is located on Seaton Road in the village of Seaton, to the south of Rutland. The land is located approximately 3 miles to the south east of the historic market town of Uppingham.

BACK CROPPING

Year	Crop
2017	Winter Wheat
2016	Sugar Beet
2015	Winter Wheat



METHOD OF SALE

The land is offered for sale by Informal Tender, with a closing date for tenders of **Friday, 12th January 2018**.

BASIC PAYMENT SCHEME

Entitlements commensurate with the claimable area are available by separate negotiation. All the land has been declared for the 2017 Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is not included within any agri-environment schemes and is therefore sold free of any ongoing management restrictions.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights, including existing rights of way, both public and private, light, support, drainage, water and other obligations, easements and wayleaves whether referred to or not in these particulars. The land is crossed by overhead power lines and telegraph poles and a public footpath crossing from north to south.

A fibre optic cable is located along the northern most boundary of the land at an approximate depth of 1 metre.

SERVICES

There are no services attached to the land.

OUTGOINGS

The land is subject to Drainage Rates payable to the Environment Agency.

SPORTING AND MINERAL

Included as far as they are owned.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

TENANT RIGHT

There shall be no claim of tenant right and the purchaser will not be entitled to make any claim for dilapidations or other matters.

TENURE

The land is for sale with Vacant Possession available upon completion.

