

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 Elmtun 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.

VIEWING

At any daylight hour, with a set of particulars to hand.

FURTHER INFORMATION

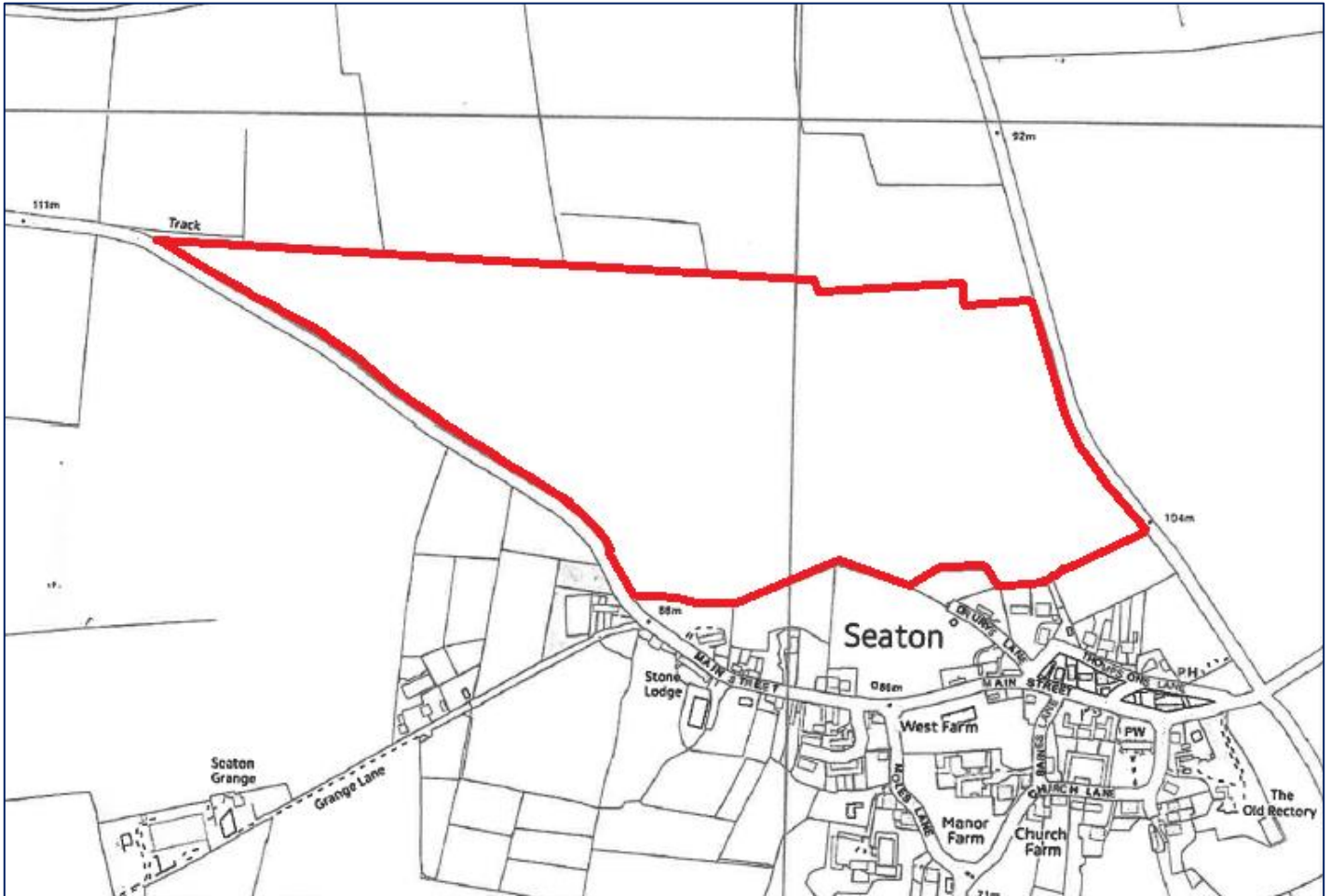
Please contact Monet Johnson on tel: 01780 761651 or email: mjohnson@richardsonsurveyors.co.uk or Mark Thomas on tel: 01780 758009 or by email: mthomas@richardsonsurveyors.co.uk

SOLICITORS

Mr N Fluck, Stapleton & Son Solicitors, 1 Broad Street, Stamford, Lincolnshire PE9 1PD

LOCAL AUTHORITY

Rutland County Council, Catmose House, Catmose Street, Oakham, Rutland, LE15 6HP



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Richardson

01780 762433

Sheep Market House, Stamford PE9 2RB

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1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.