



## 0.57 Acre Land, Grasby Road, North Kelsey Moor

Market Rasen | Lincolnshire | LN7 6HJ

For Sale by Informal Tender | Guide Price £12,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.



# 0.57 Acre Land

Grasby Road | North Kelsey Moor

Market Rasen | LN7 6HJ

Guide Price £12,000

0.57 Acre of Amenity Land situated in open countryside, fronting on to Grasby Road, North Kelsey Moor.

For Sale by Informal Tender, Tender Date: 12 noon on Friday 8th December 2023.

- 0.57 Acre Amenity Land
- For Sale by Informal Tender
- Deadline: 12 noon, Friday 8th December 2023
- Road Frontage
- Arable Rotation
- Rural Lincolnshire

## Location

The land lies in the Open Countryside, fronting Grasby Road between North Kelsey Moor and Grasby. The market town of Caistor is situated just 4 miles to the East and Brigg is 7.50 miles North West.

## General Description

A small compartment of amenity land in an arable rotation most recently used for growing root vegetables for private use and consumption. It could easily be grassed down, planted to trees or put to environmental use.

The Land is classified Grade III by the MAFF land classification maps for the region. The Soil Survey of England and Wales describe the land as being of the Blackwood Association, comprising deep, permeable, course sandy and loamy soils. Groundwater controlled by ditches. It is considered suitable for cereals, potatoes, sugar beet and grassland as well as coniferous woodland use.

It is of a regular shape and flat in nature. The access is via a Right of Way over third party land.

## Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

## Tenure & Possession

The land is Freehold. Vacant Possession will be granted on completion.

## Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

## Services

There are no services to the land. Water is believed to be nearby and prospective purchasers should make their own enquires as to the prospect of a connection.

## Sporting, Timber & Minerals

These are included in the sale in so far as they are owned, subject to any statutory exclusions.

## NVZ

The land lies within a Nitrate Vulnerable Zone (NVZ).

## Outgoings

There are no known outgoing.

## VAT

It is understood that none of the land is elected for VAT.

## Method of Sale

The property is offered for sale by Informal Tender, as a whole. Interested parties are invited to submit their offer(s) on the attached Tender Form in a sealed envelope marked 'North Kelsey Moor' by 12 noon on Friday 8th December 2023, to the offices of the Selling Agents at Perkins George Mawer & Co., Corn Exchange Chambers, Queens Street, Market Rasen, Lincolnshire LN8 3EH.

## Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

## Solicitor

Bridge McFarland LLP (Ref: Helen Wilkinson)  
19 South St. Mary's Gate  
Grimsby  
North East Lincolnshire DN31 1JE  
Tel: 01472 316611

## Viewing

Prospective purchasers may view the Land during daylight hours with a set of these Particulars of Sale to hand.

## Agent

Perkins George Mawer & Co., (Market Rasen)  
Ref: Nicholas Sharp/Molly Williams  
Tel: 01673 843011  
Email: [nick@perkinsgeorgemawer.co.uk](mailto:nick@perkinsgeorgemawer.co.uk) /  
[molly@perkinsgeorgemawer.co.uk](mailto:molly@perkinsgeorgemawer.co.uk)

## Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)

[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.



**TENDER FORM**

**0.57 Acre Land, Grasby Road, North Kelsey Moor, Market Rasen,  
Lincolnshire, LN7 6HJ**

**(I/We) Name:** .....

**Address:** .....

.....

**Tel No:** .....

**Email:** .....

Hereby offer to buy the property described as **0.57 Acre Land, Grasby Road, North Kelsey Moor, Market Rasen, Lincolnshire, LN7 6HJ** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

**As a Whole:** .....

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

**Name:** .....

**Address:** .....

.....

**Tel No:** .....

**Email:** .....

I can confirm we are / are not (*delete as appropriate*) cash buyers.

**Signed:** ..... **Date:** .....

### **Conditions of Sale:**

1. All offers must reach the Market Rasen Office of Perkins, George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincs. LN8 3EH **no later than 12 noon on Friday 8<sup>th</sup> December 2023.** No late offers will be considered.
2. Offers should be submitted in writing in a sealed envelope marked “**North Kelsey Moor**”.
3. Offers must be for a precise sum of pounds sterling and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
4. No offer will be considered which is calculable only by reference to another offer.
5. Offers should be made Subject to Contract only.
6. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
7. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
8. The vendors do not undertake to accept the highest or any offer.
9. The successful Offerors will be notified and will be expected to complete as soon as possible.