



Land off Sykes Lane
Saxilby, Lincoln

BROWN & CO JH Walter



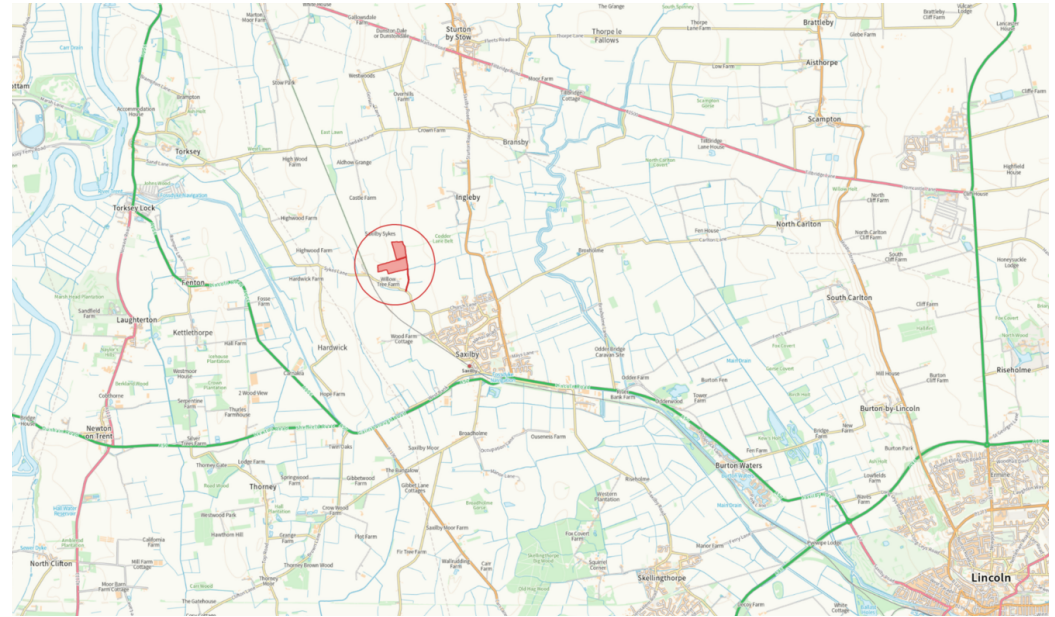
Land off Sykes Lane, Saxilby, Lincoln, LN1 2NX

Guide Price (Whole): £255,000

The land is offered for sale as a whole or in two lots by informal tender.
The tender deadline is Thursday 22nd May 2025.

The land is two fields of bare arable land, accessed off a track which is included with the sale of Lot 1.

The land extends in total to 12.77 hectares (31.55 acres).



Location

The land is located around 6.3 miles north west of central Lincoln and to the west of the village of Saxilby.

We are aware that land in close proximity will form part of a large scale solar project, however construction of the scheme has not yet commenced and development consent order has been granted for the project.

Lot 1 – 7.41 hectares (18.32 acres) of arable land

Guide Price: £150,000

///jets.studio.expel

The field is accessed off the track. It is bound by hedges and has a dyke on the eastern boundary. It adjoins Ingleby Clay which forms part of the Saxilby Nature Project established in 2021.

Lot 2 – 4.50 hectares (11.11 acres) of arable land and track totalling 5.36 hectares (13.23 acres)

Guide Price: £105,000

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The field is accessed off the track off Sykes Lane which is included in the sale of the field. The field is bound by hedges and a dyke on the eastern boundary. The track is used by the public, given that it is an adopted highway.

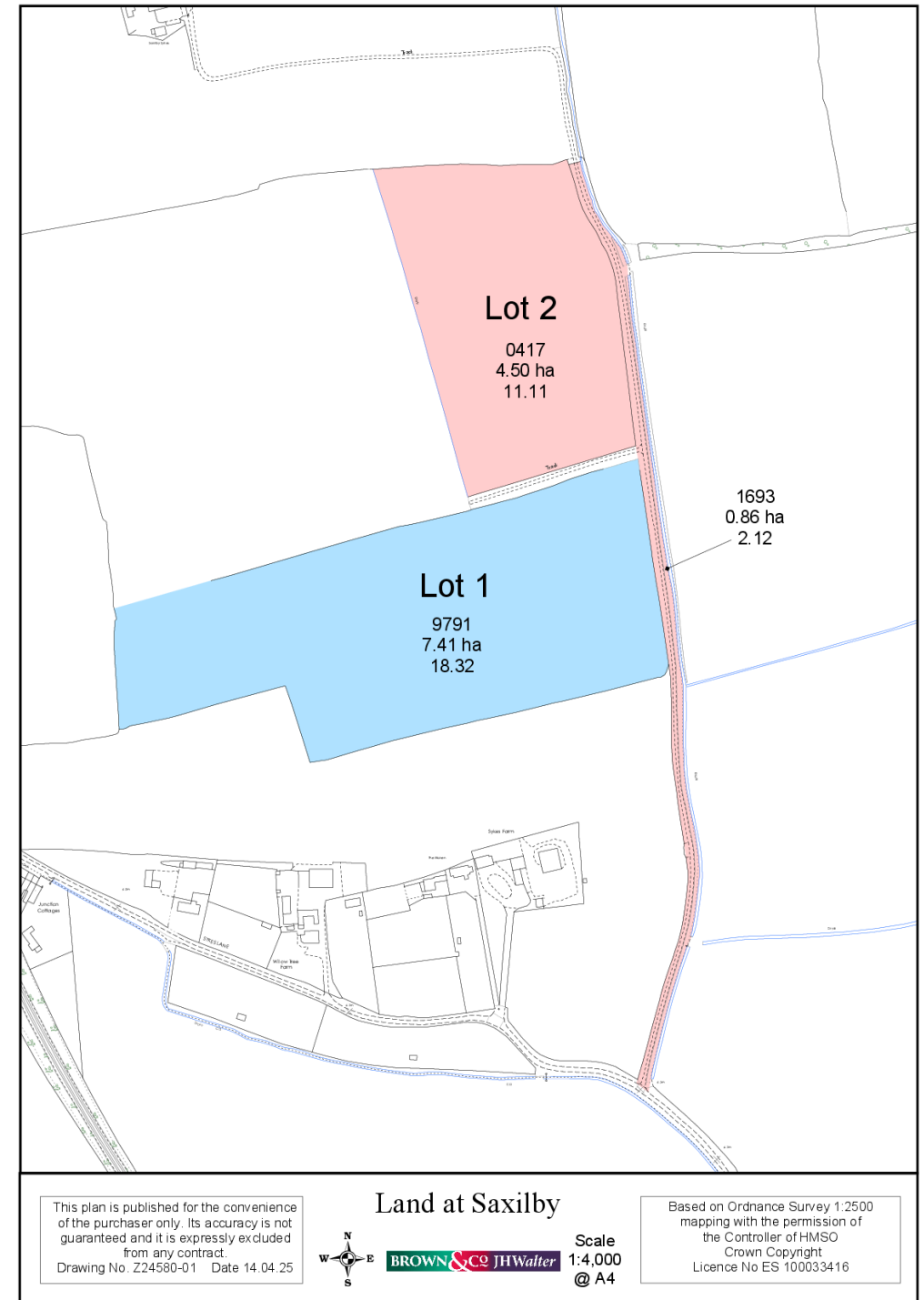


Method of Sale

The land is offered for sale by informal tender, as a whole, or in two lots. The informal tender is on the following terms:

1. All tenders must reach the office of Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH no later than 12 noon on Thursday 22nd May 2025. No late tenders will be considered. Email tenders will be accepted to helen.goddard@brown-co.com.
2. Tenders should be submitted in the prescribed form.
3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids.
4. No tender will be considered which is calculated only by reference to another tender.
5. The Seller does not undertake to accept the highest or indeed any tender.
6. Full name and address of both the prospective Buyer and their solicitors should be provided with any tender.
7. All tenders must include evidence of finance for the purchase and further particulars may be required before an offer is accepted.

The tender form is available in PDF form on request from the Seller's Agent. Tenderers may wish to submit multiple bids reflecting their bid with and without any conditions.



Tenure

The land is registered under Land Registry title number LL392967. Insofar as we are aware the mineral, timber, and sporting rights are all included with the freehold.

The land is subject to a Farm Business Tenancy which will come to an end on 1st October 2025 and therefore vacant possession will be available on completion but subject to any holdover required by the outgoing tenant.

Holdover

Holdover will be required on completion for any land with any crops remaining to be harvested or needing to be baled and cleared by the outgoing tenant. The extent of any holdover can be accurately defined prior to completion.

Overage

There will be an overage on both Lots and the overage will be triggered by energy generation or energy storage in connection with any renewable energy technology.

Where the overage is triggered it shall be within a period of 30 years from completion of the sale and quantified as 30% of the uplift in value over existing use value to the new use value or in the case of a renewables lease, shall be 30% of the uplift in value from an agricultural rent to a renewable rent.

Wayleaves and Easements

The land is sold subject to and with the benefit of all existing easements, quasi-easements, and all wayleaves whether referred to or not in these sale particulars.

Rights of Way

There are rights of way exercised by third parties to access property off the public highway in Lot 2. If the land is sold in lots, the Buyer of Lot 2 will be required to grant a right of way over the track for access to Lot 1 if the public rights of way over the track are not sufficient.

The track is adopted by the local authority and therefore is open to use by the public.

Tenant Right

There will be no claim for tenant right and no counter claim shall be allowed.

Soils

The fields are both practical sizes and shapes and have been commercially farmed. The land is classified as Grade 3.

The soils are of the Evesham 2 and Wickham 2 soil associations. These soils are described as clayey with some silty and loamy soils over clayey soils.

Cropping

The land has been farmed in an arable rotation of cereal crops, predominantly wheat and barley.

Drainage

There are no drainage plans of any schemes that may have been laid in the land.

Environmental Schemes

There are not any environmental schemes in place on the land that would be available to be transferred to the Buyer.

Delinked Payments

The agricultural land has been included in claims for the Basic Payment Scheme in the past. The delinked payments will be retained and are not included in the freehold sale.

Outgoings

A general drainage charge may be payable to the Environment Agency.

Parts of the land are within the area for the Upper Witham Internal Drainage Board and drainage rates may be payable on those parts of the land as well.



Local Planning Authority

West Lindsey District Council, Guildhall Marshall's Yard,
Marshalls Yard, 13b Beaumont St, Gainsborough, DN21 2NA
| 01427 676676

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the sale price.

Anti-Money Laundering Regulations

In accordance with the most recent Anti Money Laundering Legislation, the Buyer (s) will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Disputes

Should any disputes arise as to the boundaries or any matters relating to the particulars of sale, schedule, or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

Boundaries

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

Plans and Areas

These have been prepared as carefully as possible. The plans and photographs within these particulars are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

Directions

From Saxilby village, head north west towards Torksey on Sykes Lane. After about 0.6 miles the track included with Lot 2 and used to access the land is on the right. The two fields can be accessed off this track.

The track can be identified off Sykes Lane by the for sale board on the corner.

Health and Safety

The land forms part of a working farm and appropriate care should be taken when viewing the land. Neither the Seller nor the Seller's Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Viewings

Viewings of the land can be at any time during daylight hours, on foot and with a copy of these particulars to hand.

Seller's Agent

Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH

Ian Walter

01522 504333 | 07919 694230 | Ian.Walter@brown-co.com

Isabel Chennells

01522 457159 | 07827 552828 | Isabel.Chennells@brown-co.com

Seller's Solicitor

Adie Pepperdine, 3 The Landings, Burton Waters, LN1 2TU

Chloe Kelsey

chloe.kelsey@adie-pepperdine.co.uk



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. April 2025

Brown&CoJHWalter

5 Oakwood Road, Lincoln, LN6 3LH

T 01522 457800

E lincoln@brown-co.com

BROWN & CO JHWalter

Property and Business Consultants

INFORMAL TENDER
SUBJECT TO CONTRACT

Lincoln Office

5 Oakwood Road
Lincoln
Lincolnshire
LN6 3LH

T 01522 457800
W brown-co.com

Land off Sykes Lane, Saxilby, Lincoln
12.78 hectares (31.55 acres)

TENDERS MUST BE SUBMITTED TO THE BROWN&COJHWALTER LINCOLN OFFICE
NO LATER THAN 12 NOON ON THURSDAY 22nd MAY 2025

Tenderer(s) details:

Name:		
Address:		
Telephone:		Mobile:
Email Address:		

Solicitor details:

Name:		
Address:		
Telephone:		Mobile:
Email Address:		

Conditions of Sale:

1. Tenders must be received at the Brown&CoJHWalter Lincoln Office **by 12 noon on Thursday 22nd May 2025** and should be submitted in writing on the attached form and in an envelope marked: **For the Attention of Ian Walter/Isabel Chennells** and clearly marked **'Tender Re: Land off Sykes Lane, Saxilby'**. No late tenders will be considered. Alternatively, tenders may be submitted by email to: helen.goddard@brown-co.com
2. If you wish to telephone to confirm receipt of your tender documents, you should mark the envelope with your own personal reference, in order for it to be identified.
3. Tenders should not be submitted, where they make reference to other tenders or are in an escalating form. These tenders will not be accepted.
4. The Seller does not undertake to accept the highest or indeed any tender.
5. In submitting a tender, you acknowledge that you have seen and understood the sales particulars and you submit your offer on the basis that you are agreeable to their content.
6. In submitting your tender, you will authorise Brown&Co to take up, if necessary, financial references and request further information in connection with your ability to purchase.
7. In order to comply with Money Laundering Regulations, Brown&Co are required to collect identification documents should your offer be accepted.
8. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids.
9. If there are any conditions attached to your offer, please make those clear on the Tender Form. You will note that there are no development clawback provisions proposed by the Vendors.

PLEASE STATE YOUR OFFER IN POUNDS STERLING FOR THE WHOLE, LOT 1 OR LOT 2.

OFFER FOR WHOLE

I /We hereby offer the sum of £
in respect of the *Land off Sykes Lane, Saxilby*, for **the whole including Lot 1 and Lot 2** as described in the attached particulars.

Signature:	Date:
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OFFER FOR LOT 1

I /We hereby offer the sum of £
in respect of *Land off Sykes Lane, Saxilby* for **Lot 1 only**, as described in the attached particulars.

Signature:	Date:
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OFFER FOR LOT 2

I /We hereby offer the sum of £
in respect of *Land off Sykes Lane, Saxilby* for **Lot 2 only**, as described in the attached particulars.

Signature:	Date:
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If your offer(s) as stated above are subject to any conditions or there is any other detail which you feel is relevant to your offer(s), please note this on the following page.

Please tick all relevant boxes to confirm if your purchase is:

Cash

☐

OR

Subject to Finance

☐

OR

Purchase is funded by the sale of another Property

☐

Please list any other factors you would like to be considered. Please feel free to continue on further sheets if necessary.