

LAND AT NORTH CARLTON DUNHOLME & NEWBALL GRANGE

Lincoln | Lincolnshire



Lot 4



LAND AT NORTH CARLTON DUNHOLME & NEWBALL GRANGE

Lincoln | Lincolnshire

Lincoln 7 miles | Market Rasen 8 miles | Wragby 9 miles | Doncaster 35 miles

**A rare opportunity to purchase approximately 1,545 acres of prime arable land
in one of the UK's foremost commercial farming regions.**

Grade 3 arable land, loamy and lime-rich soils

Large, regular fields with good access, suitable for modern equipment

Modern farm buildings with 3,800 tonnes of grain storage

Located across three principle locations

Lot 1

Old Hall Farm, North Carlton, Lincoln

371.26 acres (150.24 hectares)

Guide Price £3,500,000

Lot 3

Land at Newport Farm, Lincoln

231.27 acres (93.58 hectares)

Guide Price £2,000,000

Lot 2

Land at North Carlton Fen, Lincoln

128.37 acres (51.95 hectares)

Guide Price £1,100,000

Lot 4

Mickleholme Farm, Dunholme, Lincoln

484.85 acres (196.20 hectares)

Guide Price £4,050,000

Lot 5

Land at Newball Grange Farm, Lincoln

326.76 acres (132.23 hectares)

Guide Price £2,350,000

In all approximately 1,542.50 acres (624.22 hectares)

Guide Price for the whole £13,000,000

For sale by private treaty as a whole or in five lots



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Viewing strictly by appointment only
via the sole agent.

These particulars are intended only as a guide
and must not be relied upon as statements of fact.

Lot 1

INTRODUCTION

The Land at North Carlton, Dunholme and Newball Grange together comprises an agricultural holding portfolio extending to over 1,500 acres, consisting of predominantly agricultural land, with over 50 acres of woodland, a four-bedroom tenanted farmhouse and a range of agricultural buildings which together provide 3,800 tonnes of grain storage capacity. There are opportunities for this large, productive holding to be farmed as one independent unit; as multiple substantial farms or as part of a larger scale established commercial farming enterprise.

The portfolio of farms has been lotted due to the Vendor consisting of four separate entities. However, all entities will be engaging the same legal representatives to ensure they are able to operate 'as one' in the event of a sale of the whole.

LOCATION

The farms are spread between three well situated locations, Old Hall Farm, the Land at North Carlton Fen and the Land at Newport Farm are all located on the edge of the village of North Carlton. Mickleholme Farm is located outside the village of Dunholme and the Land at Newball Grange Farm is located a mile east of the village of Langworth.

The holding therefore extends across from the northeast to the northwest of the county town and cathedral city of Lincoln. The city provides links to major road network routes such as the A1 and good connectivity across Lincolnshire and the wider East-Midlands region.

The farms are ideally situated for commercial agricultural operations. There are numerous grain merchants within easy reach of the farms. Ferry and shipping terminals can be found at Hull Docks and Immingham Bulk Terminal, both on the Humber Estuary some 50 miles to the north.





DIRECTIONS

For Lots 1-3, follow the A15 north from Lincoln for approximately 2.6 miles, at the Tillbridge Lane Roundabout, take the first exit onto the A1500 towards Scampton and Gainsborough. Continue west for 1.2 miles before turning left towards Burton. After half a mile turn right onto Carlton Lane, follow the road down the hill for 0.8 miles into the village and the farm access is located on the right of a left-hand bend by way of a private farm road. Lot 3 is situated on the left-hand side.

For Lot 4, follow the A46 northeast from Lincoln for approximately 4 miles to Dunholme, then continue straight on for a further half a mile and the farm access road is located on the right-hand side.

For Lot 5, follow the A158 from Lincoln for approximately 5 miles, through the village of Langworth and the farm access road is located a mile further on the right.

Please refer to the Location Plan and further information identifying the exact locations of the various Lots in relation to the surrounding area.

LOT 1 – OLD HALL FARM – GUIDE PRICE £3,500,000

Old Hall Farm consists of a 371.26-acre farm within a ring-fence, primarily comprised of productive arable farmland, together with modern farm buildings and yard space which provide plenty of capacity to serve the needs of the holding. The farm is situated adjoining the north of the small residential hamlet of North Carlton, 4.5 miles north of Lincoln, bounded by the A1500 to the north and with access points suitable for modern farming needs.



AGRICULTURAL BUILDINGS

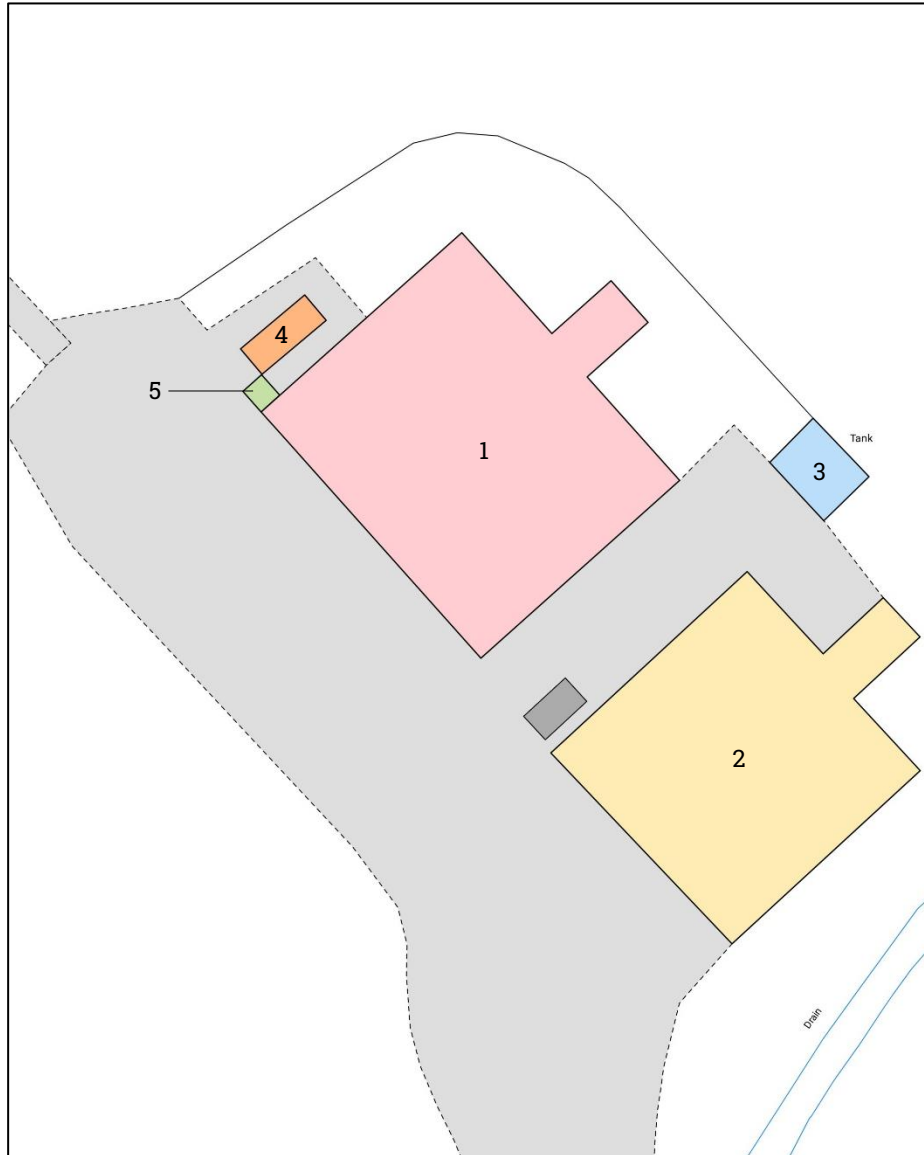
The buildings at Old Hall Farm comprise a useful modern grain store site with capacity for 2,800 tonnes, situated to the west of the holding, with good HGV access directly from the public highway at North Carlton Lane, via an asphalt-surfaced private farm road. The buildings are serviced by mains water, 3-phase electricity, a private Calor Gas supply, and concrete hard-standing which provides ample turning space. Please refer to the numbered plan opposite showing the buildings which comprise the following: -

1. **Grain Store** (24 m x 30 m) – Constructed in 1999, in good condition and suitable for long-term grain storage. Of steel portal-frame construction with thrust grain walling, and corrugated steel sheeting to the roof and upper elevations, fan house to the rear providing internal access to the catwalk and air tunnel, with twin electric fans and propane fired batch driers. Electrically operated roller-shutter doors, two vented steel and concrete drying floors with 800-tonne capacity on each side, divided by a central air tunnel.
2. **Grain Store** (23 m x 22.8 m) – Constructed in 1994 and in a suitable condition for long-term grain storage. Of the same construction as the grain store marked 1 on the plan opposite with the same drying equipment. The drying floors have a capacity for 600 tonnes each side.
3. **3 no. Calor gas storage tanks** – in place on a hire agreement, for supply to propane fired, mobile batch grain drying equipment.
4. **Welfare Cabin** (approx. 20m² GIA) – A static Portacabin providing welfare facilities for farm staff.
5. **Water Storage Tank**

The buildings are sold subject to the Vendor's reservation of a period of holdover until 31st January 2025.

Old Hall Farm Buildings

- 1 1,600t Grain Store
- 2 1,200t Grain Store
- 3 Gas Storage Tanks
- 4 Welfare Cabin
- 5 Water Tank



LAND AT OLD HALL FARM

The land at Old Hall Farm comprises a compact block of predominantly arable land which extends in all to 369.38 acres. The land is identified as Grade III by the Agricultural Land Classification, the soils being described as clayey loam in part with some areas of more chalky and sandy loam. The soils are partly freely draining but benefit from land drains in areas with otherwise impeded drainage.

Please refer to the schedule below which identifies the land-use as follows: -

Land Use	Hectares	Acres
Arable land	138.31	341.78
Pastureland	8.26	20.41
Woodland	0.59	1.46
Ditches, tracks, scrubland, margins	2.32	5.73
Yards & miscellaneous	0.76	1.88
Total	150.24	371.26

The land is divided into a number of regular parcels, bounded by hedgerows, ditches, grass margins and woodland shaws. The fields are of a suitable size and shape for modern arable farming operations and are easily accessible using the tracks and surfaced farm roads which cross the land. The land is mostly level but ascends to the east of the holding with a sloping western aspect. Further access can be gained to the land via a track leading directly from the end of Church Lane to the south of the holding but with limited suitability for agricultural traffic.

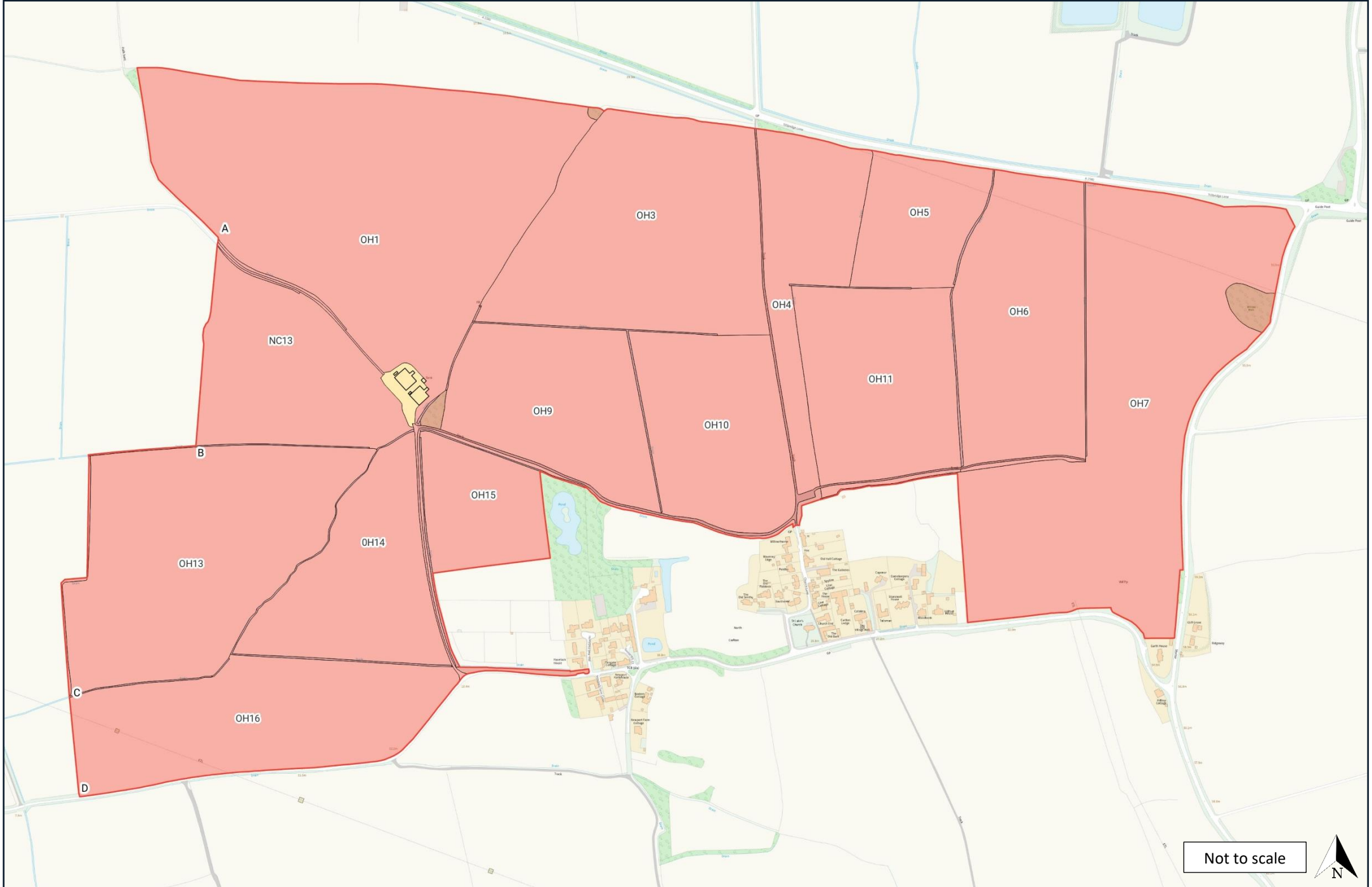
The land is crossed by an overhead electricity transmission cable which runs across the southwestern corner of the holding. There are 2 public footpaths which run parallel north to south across the land and one further footpath clips the southeastern corner. A public bridleway leads north along the private farm road from Carlton Lane.

The arable land is currently being farmed in rotation as part of a largescale farming enterprise. Information on current and previous cropping, yield data, land drainage and ditching regime, as well as public rights of way can be found in the data room, available from the selling agent on request.

The boundaries marked A – B and C – D on the Boundary Plan opposite have been pegged to identify the extent of Lot 1 and the boundary with Lot 2.



Lot 1: Old Hall Farm Boundary Plan



Not to scale



LOT 2 – LAND AT NORTH CARLTON FEN – GUIDE PRICE £1,100,000

The land at North Carlton Fen consists of a level block of arable land extending to 128.37 acres, situated adjoining the western boundary of Lot 1. The land predominantly comprises arable land, divided into five regular-shaped fields which are bounded by hedgerows, ditches and grass margins.

The land is identified as Grade III by the Agricultural Land Classification. The soils are predominantly described as loamy and clayey river alluvium soils and the land benefits from land drains which mitigate impeded drainage.

Please refer to the schedule below which identifies the land-use as follows: -

Land Use	Hectares	Acres
Arable land	49.10	121.33
Pastureland	1.20	2.97
Woodland	0.34	0.84
Ditches, tracks, scrubland, margins	1.19	2.94
Yards & miscellaneous	0.12	0.30
Total	51.95	128.37

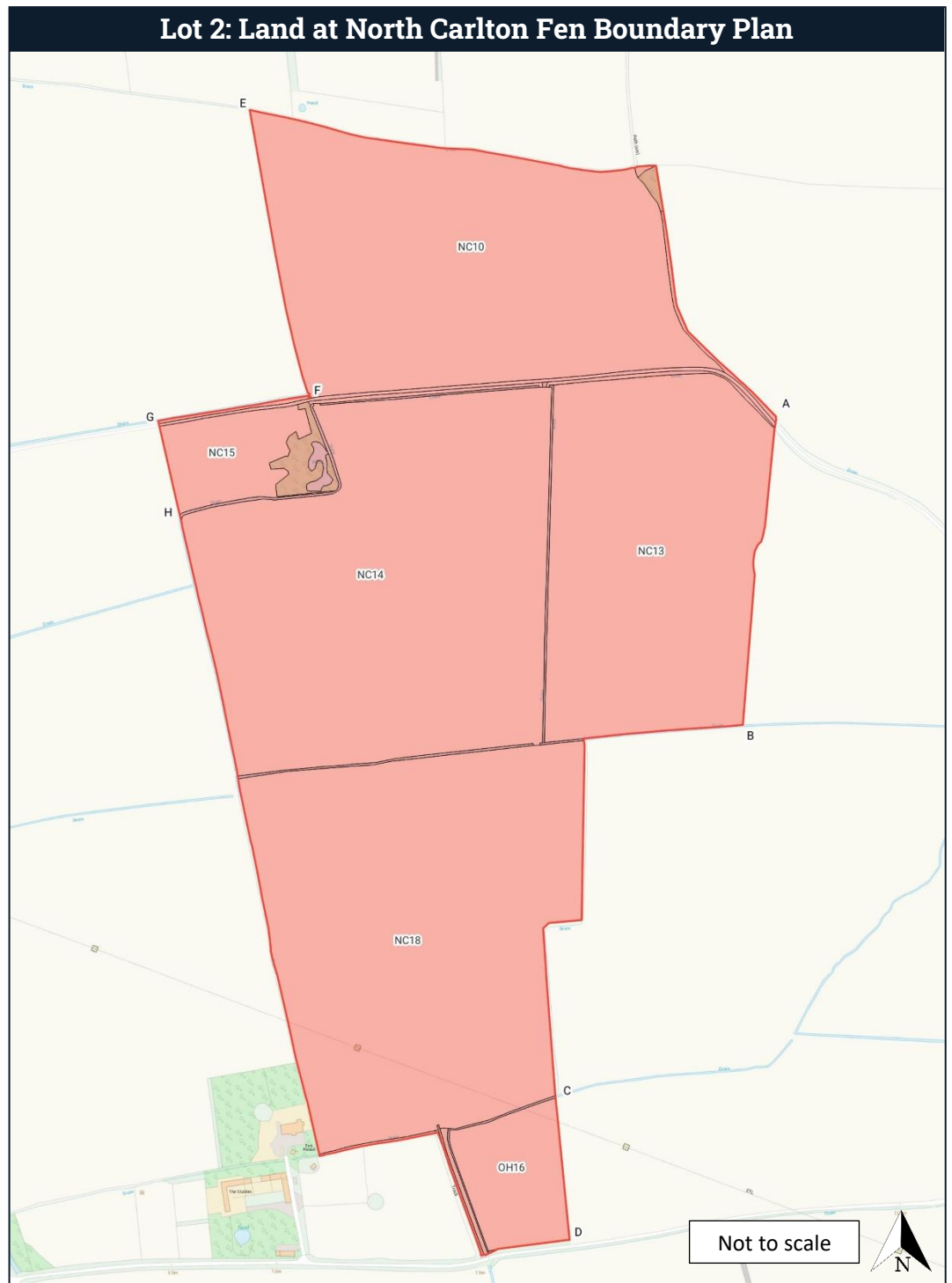
The land is currently farmed as part of a largescale arable farming enterprise. Details of the cropping history on the land, as well as information on the land drainage and ditching regime can be accessed via the data room, available from the selling agent on request.

The land can be accessed via a private track leading from Carlton Lane on the southern boundary.

If purchased together with Lot 1, the holding would also benefit from access via a farm track which leads from the buildings at Old Hall Farm.

The boundaries marked A – B, C – D, E – F and G – H on the Boundary Plan opposite have been pegged to identify the adjoining boundary with Lot 1 and the western boundary with third-party land ownership.





LOT 3 – LAND AT NEWPORT FARM – GUIDE PRICE £2,000,000

The land at Newport Farm extends in all to 231.27 acres and is comprised within a ring-fence. The land is situated outside the village of North Carlton, lying immediately south of Lots 1 & 2, on the south side of Carlton Lane. The land is identified as Grade III by the Agricultural Land Classification, the soils are predominantly described as loamy and clayey river alluvium soils and the land benefits from land drains which mitigate impeded drainage. New land drainage schemes were completed in Field Nos. HN5, HN7 & HN8 in 2013.

The land is divided by mature hedgerows, ditches, and margins; fields are suitably sized for modern arable farming operations and easily accessible for large equipment. Details of the cropping history on the land, as well as information on the land drainage and ditching regime can be accessed via the data room, available from the selling agent on request. The land can be accessed at two points directly off the public highway at Carlton Lane which runs along the northern boundary.

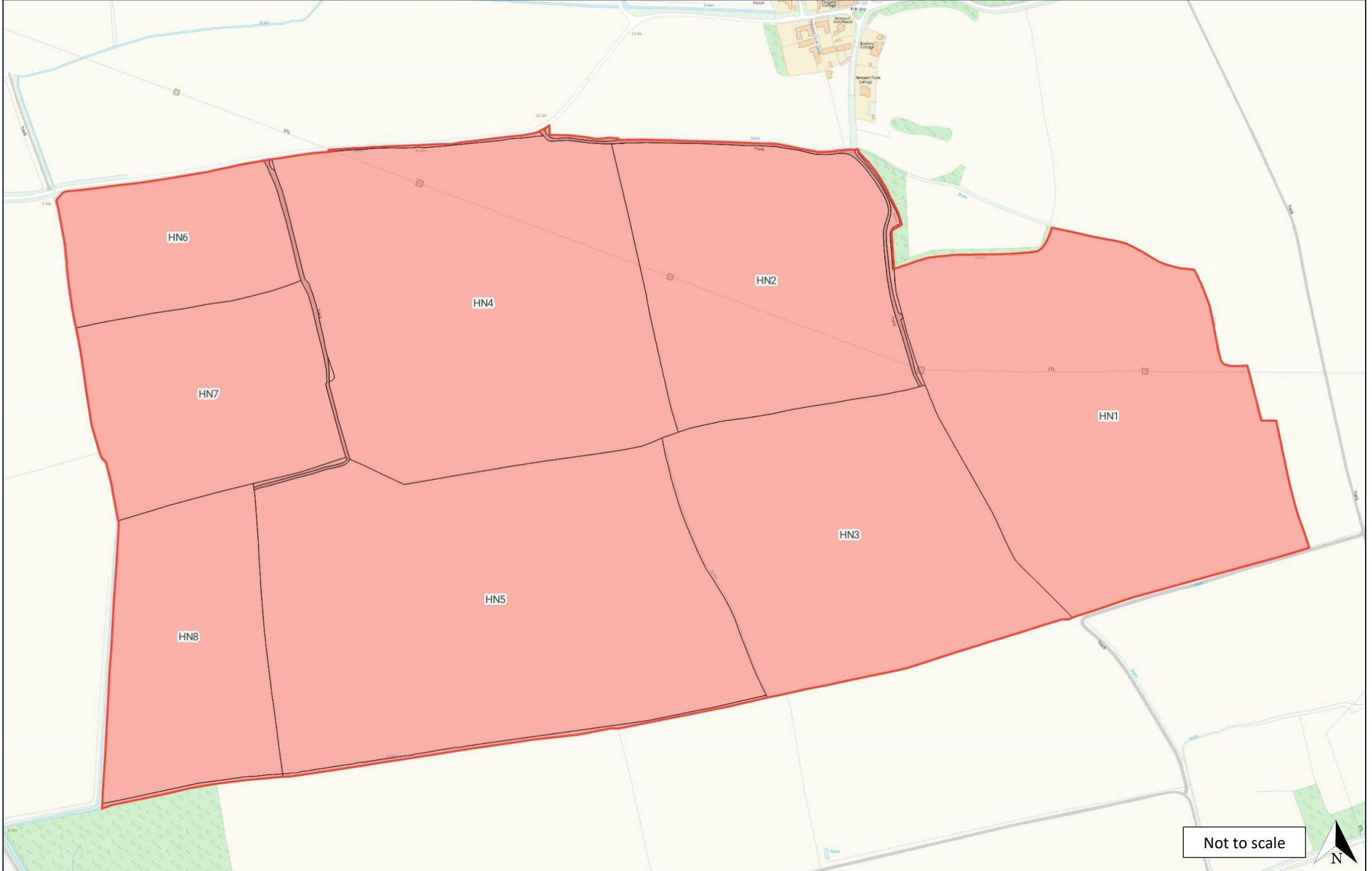


Please refer to the schedule below which identifies the land-use as follows: -

Land Use	Hectares	Acres
Arable land	92.28	228.03
Ditches, tracks, scrubland, margins	1.29	3.19
Yards & miscellaneous	0.02	0.05
Total	93.59	231.27

Please see the Boundary Plan opposite for reference, more information can be found in the data room, available from the selling agent on request.

Lot 3: Land at Newport Farm Boundary Plan



LOT 4 – MICKLEHOLME FARM – GUIDE PRICE £4,050,000

Mickleholme Farm, Dunholme is a predominantly arable farm comprising of a tenanted farmhouse, a range of agricultural buildings and land extending to a total of 484.85 acres. The principal holding is arranged in a ring-fence, which is situated outside the village of Dunholme, on the southeast side of the A46.



MICKLEHOLME FARMHOUSE

A detached farmhouse, set within its own gardens with far reaching views from the centre of the farm. Built in the 1930s, of solid brick construction under a pitched clay-tile roof and with double-glazing throughout.

The farmhouse offers accommodation arranged over two storeys with four bedrooms and three reception rooms, comprised as follows: -

Ground Floor – Entrance porch leads to a central hallway with stairs leading off to the first floor. Further doors lead to a downstairs cloakroom with W.C. & wash-hand-basin; a reception room with doors through to a conservatory with doors opening to rear garden. Further doors leading from entrance hall to dining room and to kitchen with pantry, door to rear porch with doors to coal store, integrated garage and side garden.

First Floor – Stairs lead from the ground floor central hallway to the first-floor landing with doors to Bedroom 1 (double), Bedroom 2 (double), family bathroom with bath and wash-hand-basin, airing cupboard, WC, Bedroom 3 (double) and Bedroom 4 (double).

Floorplans showing further information of the internal layout of the property can be found opposite.

The gross internal area is 1,820 ft² excluding the garage.

The timber-framed barn adjoining the property falls within the curtilage of the tenanted property and is to be treated as a tenant's fixture.

Services – The property benefits from mains water and electricity connections, with oil-fired central heating. It is understood that the property possesses private cesspit drainage.

The property can be accessed off the A46, along a section of adopted highway which leads onto the private road forming the farm's main access.

Tenancy – Buyers should note that the property is subject to a Rent (Agriculture) Act 1976 tenancy and is occupied by a protected tenant (a retired employee of the farm) together with his wife. Further information can be found in the data room, available from the selling agent on request.

Council Tax – Band D

EPC Rating – Band E

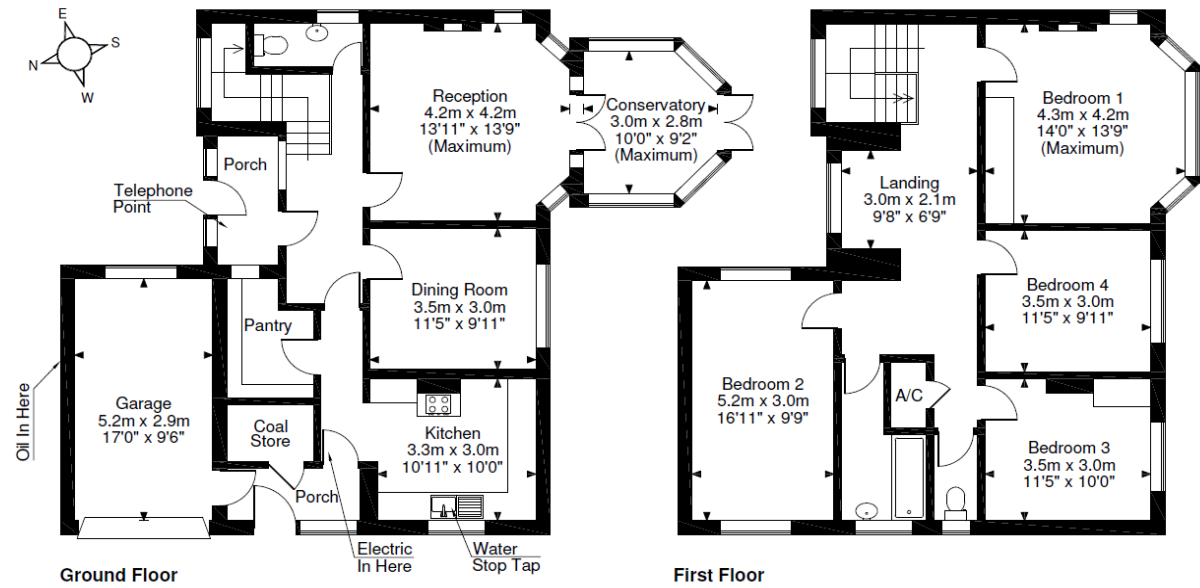
MICKLEHOLME FARMHOUSE

Accommodation 169 sq. m (1,820 sq. ft)

Garage 15 sq. m (162 sq. ft)

Gross Internal Area 184 sq. m (1,982 sq. ft)

For Identification Purposes Only. Not to Scale



AGRICULTURAL BUILDINGS AT MICKLEHOME FARM

The buildings at Mickleholme Farm are accessed via an asphalt-surfaced private road, leading beyond the farmhouse, providing good HGV access off the A46. The buildings are serviced by mains water, 3-phase electricity, a private Calor Gas supply, and concrete hard-standing which provides ample turning space. Please refer to the numbered plan opposite showing the buildings which comprise the following: -

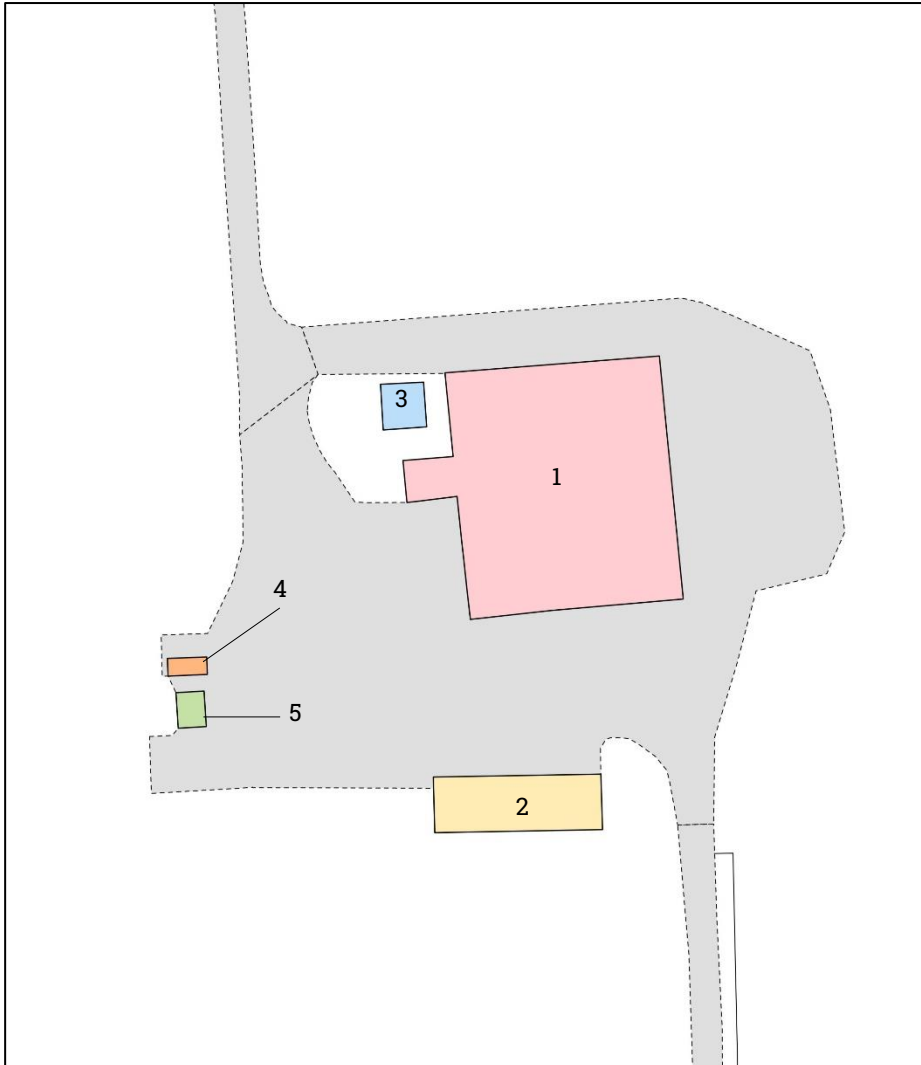
1. **Grain Store** (23.5m x 27.0m) – English Bros. Ltd building, with a concrete apron to the front. Of timber frame portal construction with a fan house to the rear. Thrust grain walling, weatherboarding, and corrugated steel sheeting to the upper elevations, under a corrugated asbestos fibre cement roof. Electrically operated roller shutter doors, two vented timber and concrete continuous flow drying floors, divided by a central air tunnel, with electric fans and propane-fired batch driers. Capacity for storage of up to 1,000 tonnes of grain. Subject to holdover until 31st January 2025.
2. **Dutch Barn** (7.7m x 18.3m) – four bay, steel framed Dutch Barn. Open fronted, with a compacted dirt floor and clad with corrugated metal sheeting on three sides and to the roof.
3. **2 no. Calor gas storage tanks** – in place on a hire agreement, for supply to propane fired, mobile batch grain drying equipment.
4. **W.C. Hut** – (approx. 12m² GIA) of blockwork construction.
5. **Water Storage Tank**

Please note that the Grain Store is sold subject to the Vendor's reservation of a period of holdover until 31st January 2025.



Mickleholme Farm Buildings

- 1 Grain Store
- 2 Dutch Barn
- 3 Gas Storage Tanks
- 4 W.C. Hut
- 5 Water Tank



LAND AT MICKLEHOLME FARM

Much of the land at Mickleholme Farm is comprised within a compact block of predominantly arable land with woodland extending in total to 483.02 acres. The land is identified as Grade III by the Agricultural Land Classification, the soils being described as clayey loam in part with some areas of river alluvium. The agricultural land is comprehensively drained across its extent.

Please refer to the schedule below which identifies the land-use as follows: -

Land Use	Hectares	Acres
Arable land	187.37	463.02
Pastureland	3.54	8.75
Woodland	0.56	1.38
Ditches, tracks, scrubland, margins	3.99	9.87
Yards & miscellaneous	0.74	1.83
Total	196.20	484.85

The land is divided into regularised fields by mature hedgerows, ditches and margins, including 1.38 acres of woodland shaws and is farmed in arable rotation. Additional land drainage schemes have been completed in Field Nos. M20 (2014), M22 (2015) & M24 (1999). Information on current and previous cropping, yield data, land drainage and ditching regime, as well as public rights of way can be found in the data room, available from the selling agent on request.

The first 810 metres of the access is registered as adopted highway and which then leads directly onto the private farm road which serves the tenanted residential property, buildings, and wider holding.

The land is crossed by an electricity transmission cable east – west across its centre as well as by a public footpath which extends across the southwestern and southeastern portions of the holding along field margins.

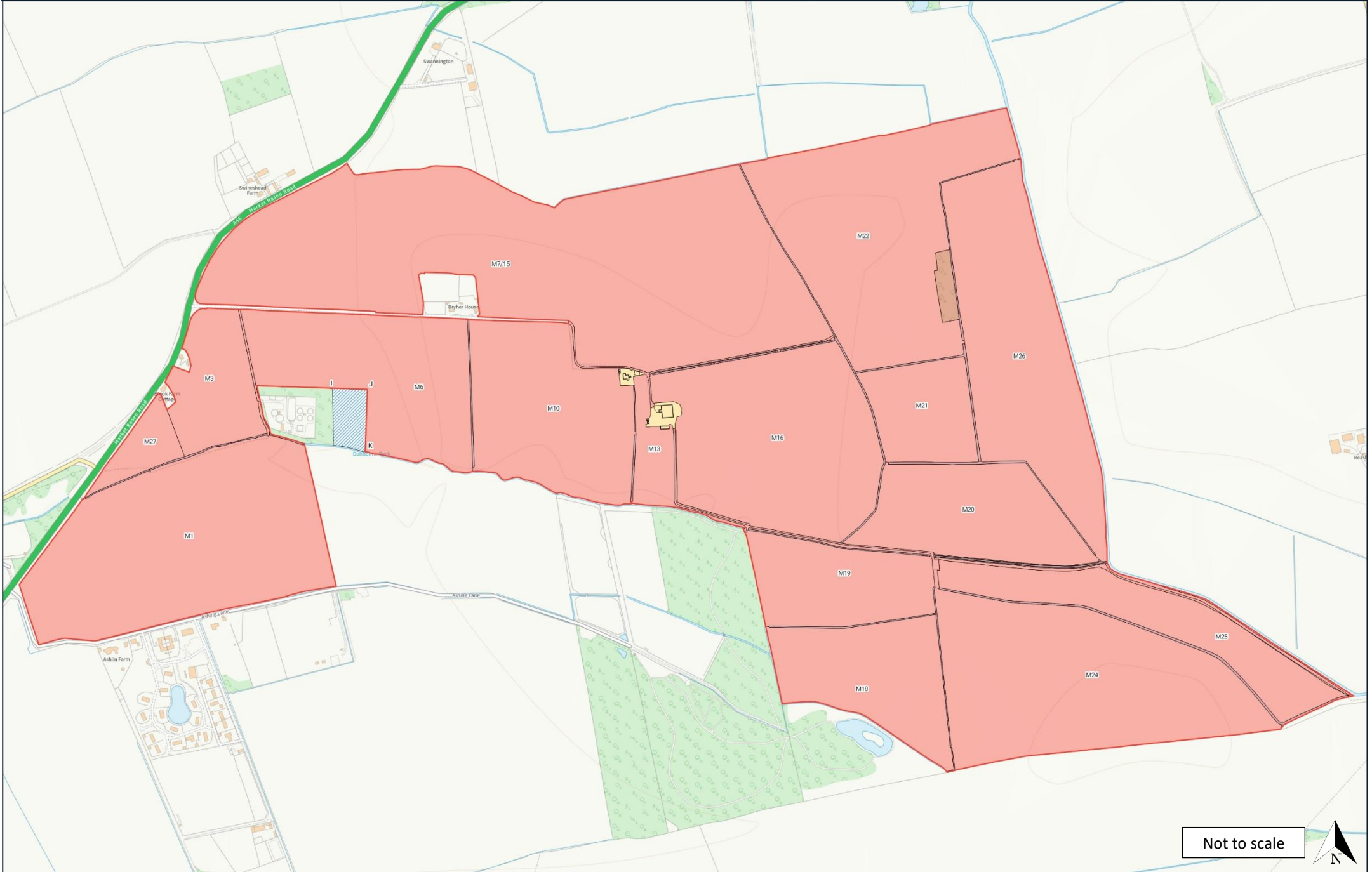
An Anglian Water treatment works is situated just south, off the adopted highway section of the access. Anglian Water possess rights of access over the track leading south to their site.

The area hatched in blue on the Boundary Plan opposite is farmed as part of field M6 but lies outside of the extent of the freehold ownership of the holding.

The boundaries marked I – J & J – K on the Boundary Plan opposite have been pegged to identify the extent of Lot 4 and the boundary with third party land ownership.



Lot 4: Mickleholme Farm Boundary Plan





LOT 5 – LAND AT NEWBALL GRANGE FARM – GUIDE PRICE £2,350,000

The Land at Newball Grange Farm consists of two blocks of gently sloping arable land and woodland, situated 3 miles west of the village of Wragby, extending in all to 326.76 acres. The holding is predominantly comprised of arable farmland, identified as Grade III by the Agricultural Land Classification, the soils are predominantly described as loamy, chalking till soil. The agricultural land is drained across its extent.

Please refer to the schedule below which identifies the land-use as follows: -

Land Use	Hectares	Acres
Arable land	109.94	271.68
Woodland	20.10	49.66
Ditches, tracks, scrubland, margins	2.00	4.95
Yards & miscellaneous	0.19	0.46
Total	132.23	326.76

The main block of land extends to 288.09 acres on the south side of the A158 and is divided into nine field parcels, divided by ditches and mature hedgerows. The land benefits from a mains water connection point, located on the concrete hard-standing at the centre of the holding with a water storage tank.

There are 3 blocks of mixed broadleaf woodland comprised of Ash, Oak, and small areas of Lime as standards with understory Hazel and Sycamore. The largest block of woodland, known as Newball Wood, situated towards the south and extending to 28.99 acres is designated as Ancient Woodland, the wood also falls within the Bardney Limewoods Site of Special Scientific Interest (SSSI). Altogether the woodland extends to a total of 49.66 acres.

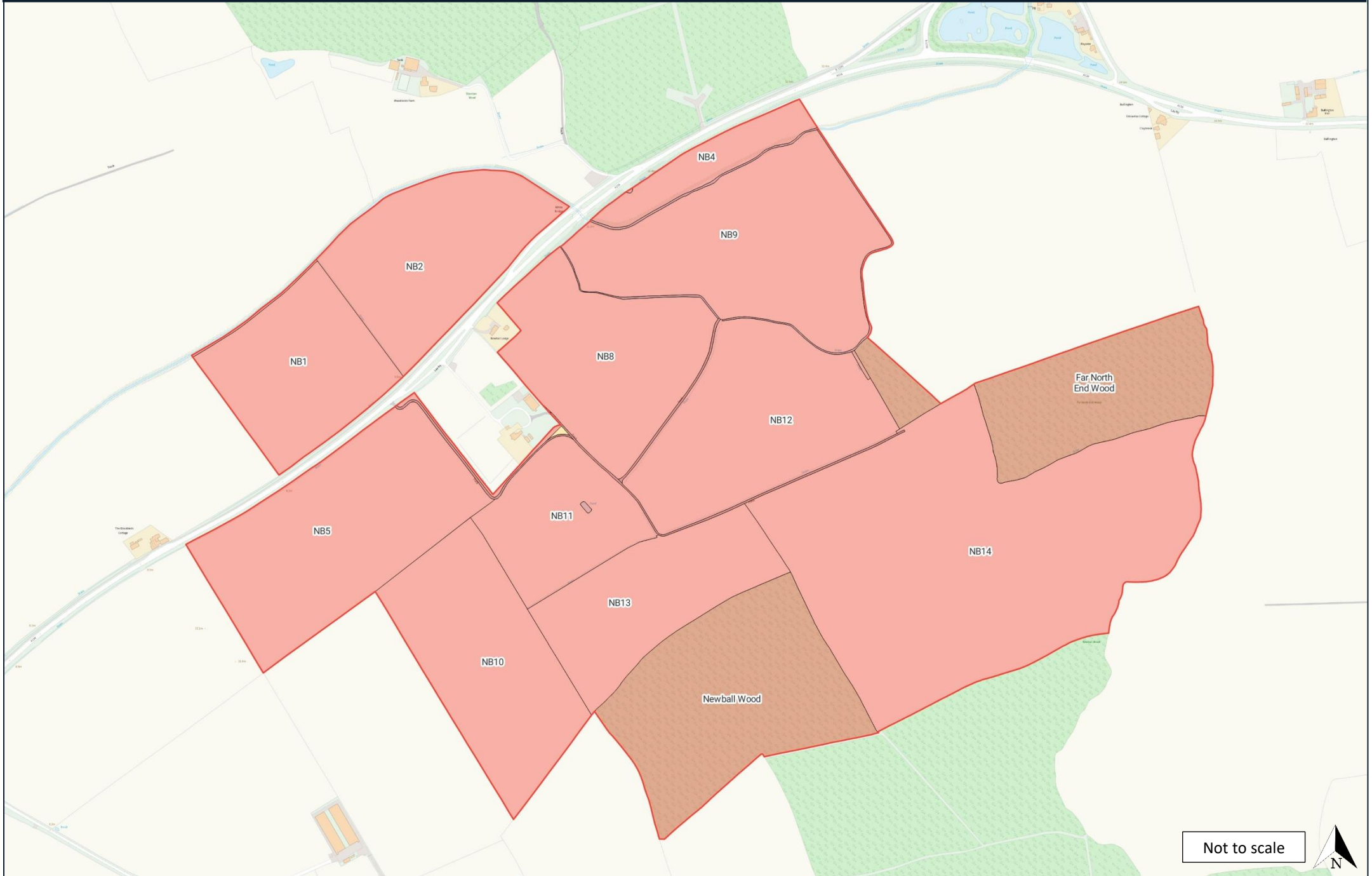
On the northern side of the A158 there is a smaller block of arable land, comprised of 2 fields, extending in all to 38.67 acres which are said to possess the better soils on the holding.

The main block can be accessed directly off the A158 which passes along the northern boundary, via a private farm track which extends across the holding and provides access to the various parcels of agricultural land and woodland. The smaller block to the north also benefits from good access directly off the A158.

The agricultural land is currently farmed as part of a largescale arable farming enterprise, details of the cropping history on the land, as well as information on the land drainage can be accessed via the data room, available from the selling agent on request.



Lot 5: Land at Newball Grange Farm Plan



Not to scale



Lot 5



METHOD OF SALE

The holding is offered for sale by Private Treaty. The Vendor reserves the right to take the property to auction, informal tender or contractual tender at a later date if required. The Vendor also reserves the right to not accept any offer.

TENURE

The farms are held freehold and are registered at HM Land Registry under Title Numbers LL301521 (Lot 1), LL56260 (Lot 2), LL100868 (Lot 3), LL301009 (Lot 4) & LL301011 (Lot 5). Title documents are available within the data room. The holding is available with vacant possession, excepting the tenanted farmhouse, and subject to the Vendor's reservation of holdover.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of water supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. Further information can be found in the Data Room, available from the selling agent on request.

HOLDOVER

The Vendor will reserve the right to a period of holdover on the agricultural land until the completion of the 2024 harvest, and on the grain stores at Lot 1 & Lot 4 until 31st January 2025.

SPORTING RIGHTS

All sporting rights are included in the sale of the holding, subject to the Vendor's reservation of a period of holdover on Lots 1, 2 & 3 until 1st February 2025 for the benefit of the current shoot tenant.

TIMBER & MINERAL RIGHTS

All timber and mineral rights are in hand and are to be sold in so far as they are owned. Any timber whether standing or fallen is included within the sale of the land.

SERVICES

Mickleholme Farmhouse benefits from mains water and electricity connections with oil-fired central heating and cesspit drainage. The buildings comprised within Lots 1 & 4 possess mains water and 3-phase electricity supply.

Please Note: None of these services have been checked or tested.

BASIC PAYMENT SCHEME

The agricultural land is registered for rural payments via the Rural Land Register. The Vendor will retain any de-linked BPS payments relating to the farms.

ENVIRONMENTAL SCHEMES

The land is currently managed within an Environmental Land Management Scheme which is anticipated to expire in 2024. Therefore, the land will be sold without any ongoing environmental schemes in place.

OVERAGE

Previous overage exists relating to any planning consent for residential development over Lots 1, 2, 4 & 5 and remains in place until 10th May 2029. Further details are available via the data room.

LOCAL AUTHORITY

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

Lincolnshire County Council, County Offices, Newland, Lincoln, LN1 1YL

ACREAGES

The acreage quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

PURCHASER IDENTIFICATION

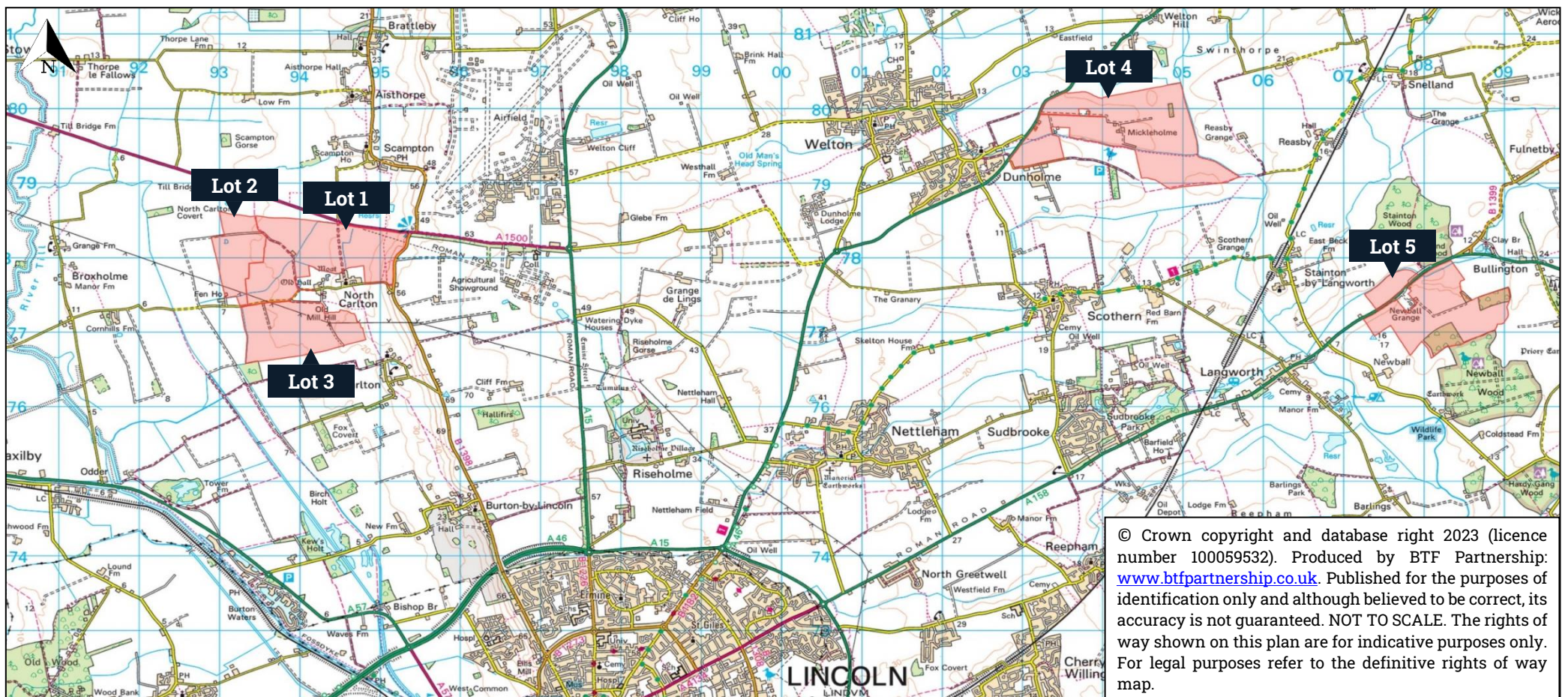
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF uses Thirdfort to verify the identity and residence of purchasers.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available in the Data Room.

VIEWINGS

The Vendor and their agents do not accept any responsibility for accidents or personal injury caused or suffered at viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendor's sole agent.



AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VAT

It is understood that the holding is not opted to tax for VAT purposes. Any guide prices quoted or discussed are exclusive of VAT. In the event of the sale of the holding, or any part of it, or any right attached to it becoming a chargeable event for the purposes of VAT, such tax would be payable in addition to the purchase price.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in June 2023 and March 2024

WHAT 3 WORDS

Lot 1 ///crops.fond.curious

Lot 2 ///instilled.scrambles.upstarts

Lot 3 ///assess.nearing.elbowed

Lot 4 ///cookie.highs.pace

Lot 5 ///piston.restore.doubts

DATA ROOM

Access to the data room is available via the selling agent. Requests for access are to be made to Ashley Kenyon at ashley.kenyon@btfpartnership.co.uk.



Land and Property Experts

www.btfpartnership.co.uk

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