



M A S O N S
EST. 1850

10.93 ACRES (4.42HA) OF GRADE 2 ARABLE
LAND AT NORTH SOMERCOTES

10.93 ACRES (4.42HA) OF PRODUCTIVE ARABLE LAND AT NORTH SOMERCOTES, LOUTH, LN11 7PZ

Arable Land available as a Whole | Private Treaty | Access
Track | Grade 2 | Two Years of Fallow to Manage
Blackgrass
Guide Price - £90,000

Description

The land consists of approximately 10.93 acres (4.42 ha) of productive arable land, and is located south of North Somercotes. The land benefits from a shared access track which is indicated in blue on the plan below. The land is offered for sale by private treaty as a whole.

The Land

The land consists of 10.93 acres within a single field parcel. The land is classified as Grade 2 on the Land Classification Plan of England & Wales, and the soils form part of the Agney series, which are described as deep stoneless silty soils, capable of growing a variety of cereals and some root crops.

The Agents have been advised by the vendors' solicitors that the land benefits from a right of way over a made track indicated by the area in blue on the plan across.

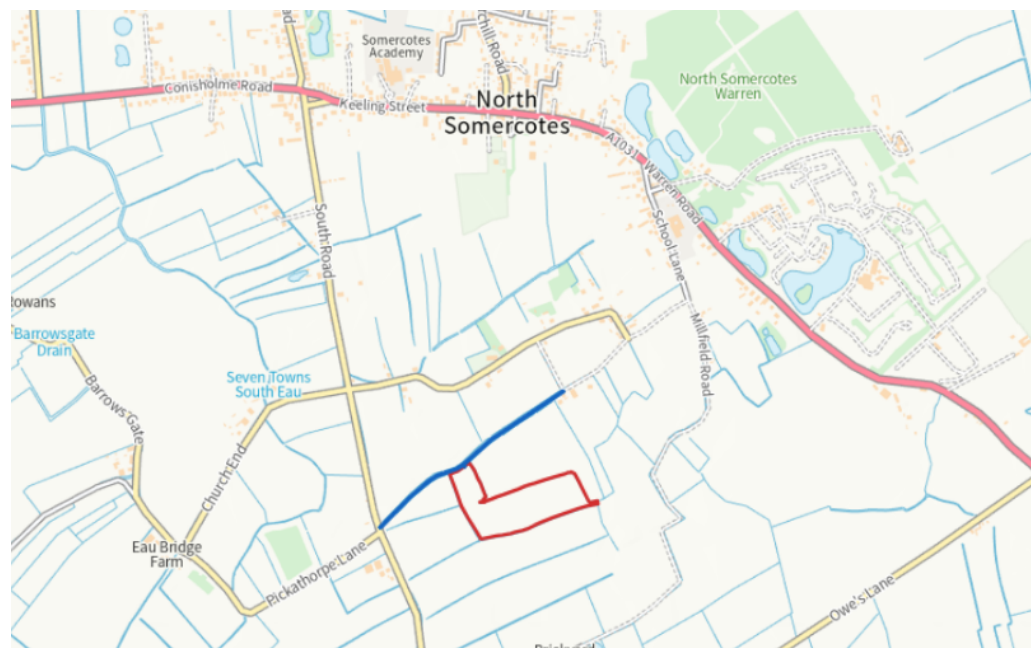
Location

The nearest postcode is
LN11 7PZ



what3words

The location of the access is;
///rival.spite.wonderful



01507 350500

MASONSANDPARTNERS.CO.UK

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Land Schedule

Field	Acres	Hectares
TF4295 3635	10.93	4.42

Outgoings and Charges

The land is subject to drainage rates payable to Lindsey Marsh Drainage Board at the prevailing rate and the purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

Drainage rates for the year commencing 1st April 2025 are £117.16.

Underdrainage

The Agents have been advised that the land does not benefit from an underdrainage scheme.

Wayleaves, Easements, Covenants and Rights of Way

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

Ingoing Valuation

Since there is no growing crop, there will be no ingoing valuation to pay for in terms of growing crops or acts of husbandry. Additionally, there will be no charge for UMs and/or RMs. There will be no claim for dilapidations or any other matters.



VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

Flood Risk

The Land is located in flood zone 3 indicating the land has a greater than 0.5% chance of flooding from the sea.

Environmental Land Management

The land is not entered into any environmental land management schemes.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing the land being registered with the Land Registry is available from the Selling Agents.

Sporting & Mineral Rights

These are included in the sale where they are owned.

Delinked Payments

The land is registered with the Rural Payment Agency, but the delinked payments will not be transferred to the purchaser.

Early Entry

The purchaser may be permitted to enter the land before completion on a licence arrangement at their own risk and subject to an increased deposit of 20%.

Tenure

The land is being sold freehold with vacant possession.

Viewing

Unaccompanied viewings are permitted during daylight hours provided a copy of these particulars are to hand.

Plans, Areas & Schedules

The schedule of areas and field numbers has been prepared within the offices of the sole agent and the information is based upon that of the Agents’ mapping software. The back cropping has been supplied by the vendor.

Services

None in so far as the agents are aware.



Back Cropping

Year	Crop
2025	Fallow
2024	Fallow
2023	Wheat
2022	Spring Barley
2021	Spring Beans
2020	Spring Barley
2019	Winter Barley

Vendors Solicitor

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The marketing photos were taken in January 2024, and the particulars prepared in July 2025.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Masons Rural for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Rural has any authority to make or give any representation or warranty whatever in relation to this property; (iv) 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.

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