



# GRIMOLDBY

Louth, Lincolnshire

**BROWN & CO**

# GRIMOLDBY

Louth, Lincolnshire

**119.69 hectares (296.43 acres) of  
agricultural land in a ring fence**

**FOR SALE AS A WHOLE BY PRIVATE TREATY**

## INTRODUCTION

A productive parcel of productive arable land extending to 119.69 hectares (296.43 acres) in a ring fence block sandwiched between the Lincolnshire Wolds and the North Sea coast in an area known as The Lincolnshire Marshes

## LOCATION & SITUATION

The land is located on the periphery of the village of Grimoldby in Lincolnshire, approximately 4 miles east from the town of Louth, 4 miles west from the east coast and 14 miles west from the town of Grimsby.

Postcode: LN11 8TH

what3words: ///fancier.flute.dugouts

## FARMLAND

A compact block of arable land which is shown as being Grade 3 on the Ministry of Agriculture Land Classification Sheet.

The soil survey of England and Wales identifies the land as being part of the Wallasea 2 soil series which is described as being deep stoneless clayey soils, calcareous in places, some deep calcareous silty soils with ground water often controlled by ditches and pumps, capable of growing winter cereals, some sugar beet, potatoes, cereals and field vegetables.

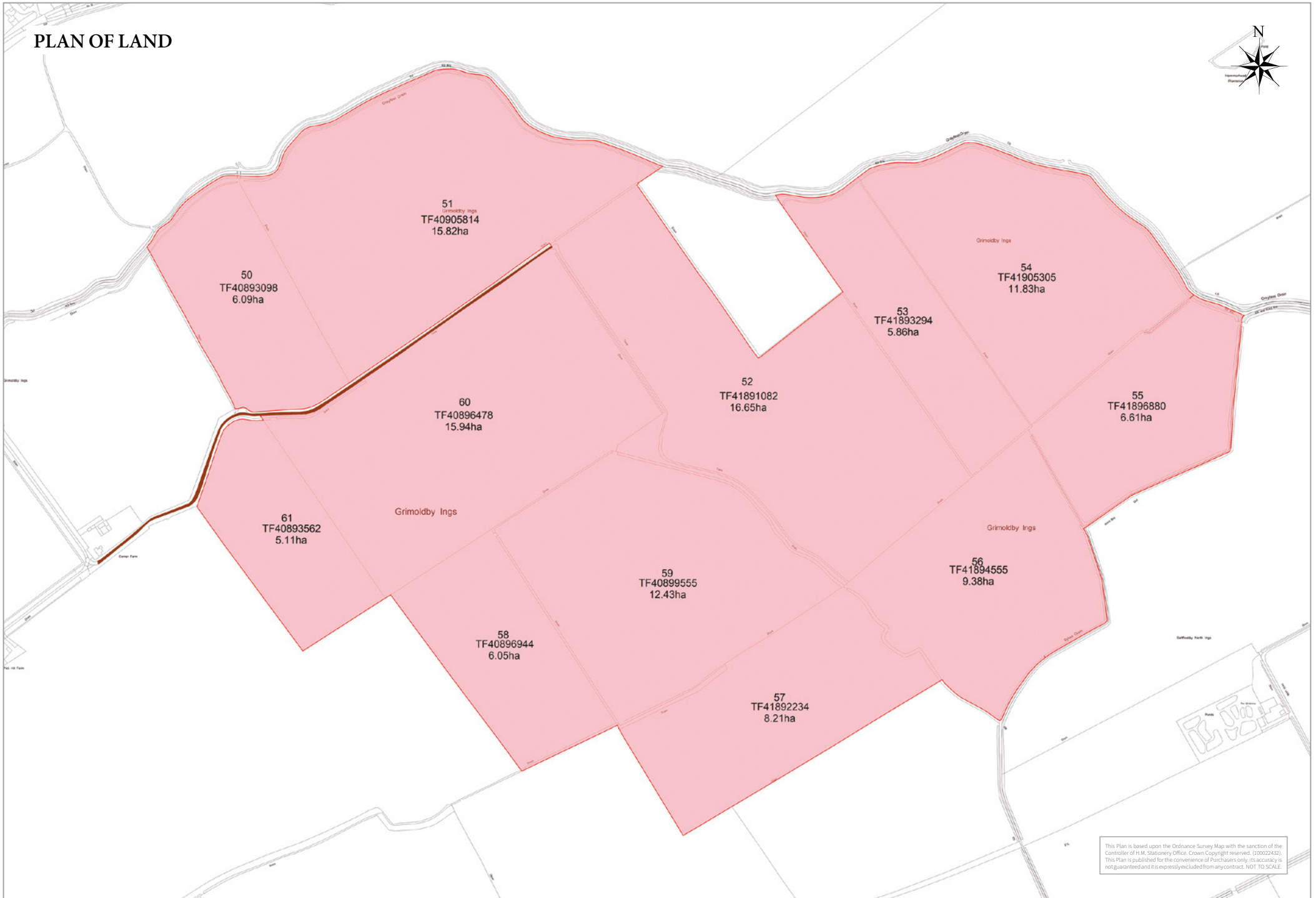
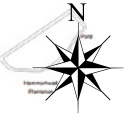
## ACCESS

Access to the land is available from the public highway via a right of way over the shared access track off Pick Hill Lane, this track is coloured brown on the sale plan.





# PLAN OF LAND



51  
Grimoldby Ings  
TF40905814  
15.82ha

50  
TF40893098  
6.09ha

60  
TF40896478  
15.94ha

61  
TF40893562  
5.11ha

Grimoldby Ings

59  
TF40899555  
12.43ha

58  
TF40896944  
6.05ha

57  
TF41892234  
8.21ha

52  
TF41891082  
16.65ha

53  
TF41893294  
5.86ha

54  
TF41905305  
11.83ha

Grimoldby Ings

55  
TF41896880  
6.61ha

Grimoldby Ings

56  
TF41894555  
9.38ha

This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100022432). This Plan is published for the convenience of Purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

**SCHEDULE OF AREAS & PAST CROPPING**

Field Name	OS Number	NG Number	Ha	Ac	2020	2021	2022	2023	2024
50	TF4089	3098	6.09	15.04	Maize	Winter Wheat	Winter Wheat	Peas	Winter Wheat
51	TF4090	5814	15.82	39.08	Maize	Winter Wheat	Winter Wheat	Peas	Winter Wheat
52	TF4189	1082	16.65	41.14	Maize	Winter Wheat	Winter Barley	Spring Oats	Winter Wheat
53	TF4189	3294	5.86	14.47	Maize	Winter Wheat	Winter Barley	Spring Oats	Winter Wheat
54	TF4190	5305	11.83	29.24	Maize	Winter Wheat	AB9	AB9	AB9
55	TF4189	6880	6.61	16.34	Maize	Winter Wheat	Winter Barley	Spring Oats	Winter Wheat
56	TF4189	4555	9.38	23.18	Maize	Spring Beans	Winter Barley	Spring Oats	Winter Wheat
57	TF4189	2234	8.21	20.28	Maize	Springs Beans	Winter Barley	Spring Oats	Winter Wheat
58	TF4089	6944	6.05	14.95	Maize	Springs Beans	Winter Barley	Spring Oats	Winter Wheat
59	TF4089	9555	12.43	30.72	Mazie	Springs Beans	Winter Barley	Spring Oats	Winter Wheat
60	TF4089	6478	15.94	39.38	Maize	Winter Wheat	Winter Wheat	Peas	Winter Wheat
61	TF4089	3562	5.11	12.62	Maize	Winter Wheat	Winter Wheat	Peas	Winter Wheat
<b>TOTAL</b>			<b>119.96</b>	<b>296.43</b>					



## ENVIRONMENTAL SCHEMES

The land has been entered into a Mid Tier Countryside Stewardship Scheme for a period of 5 years which commenced on 1st January 2021 until 31st December 2025. This scheme includes land which does not form part of this sale. The current scheme is to be split and best endeavours will be made to transfer the scheme to the successful Purchaser. The options which relate to the land being sold are; SW1 (6m Margins), and AB9 (winter bird food). Details of the current agreement are available upon request from the selling agent.

## GENERAL REMARKS & STIPULATIONS

### METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to conclude the sale by an alternative method, at their discretion.

The Purchaser will be required to exchange contracts within 28 working days of receipt by the Purchasers solicitor of a draft contract, with competition by arrangement. A 10% deposit will be payable upon the exchange of contracts.

### TENURE

The property is being sold with the benefit of vacant possession.

### HOLDOVER

The Vendor reserves the right of holdover for the purposes of harvesting crops and straw clearance until 30th September 2024.

### INGOING

The Vendor will be required to pay an additional sum for any cultivations or crops unable to be harvested post completion.

### DRAINAGE

We understand that the majority of the property benefits from under drainage. Copies available from Vendors agent.

### OUTGOINGS

Drainage rates are payable to Lindsey Marsh Drainage Board.

### EARLY ENTRY

Early entry onto the property may be available following the exchange of contracts subject to a 20% deposit and entirely at the Purchaser's own risk.





#### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

#### **NITRATE VULNERABLE ZONE**

The land is situated within the Nitrate Vulnerable Zone.

#### **SPORTING, TIMBER & MINERALS**

The sporting, timber rights and mineral rights, except as reserved by statute or the Crown, are included in the freehold.

#### **VAT**

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

#### **VIEWING AND HEALTH & SAFETY**

The land may be viewed at any time with a set of particulars to hand with interested parties first having registered their interest with the vendors agents (Brown & Co).

People viewing the property should be careful and vigilant whilst on the property. Neither the Vendor or the Vendor's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

#### **ANTI MONEY LAUNDERING**

In accordance with the most recent Anti Money Laundering legislation the Purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

#### **BOUNDARIES**

The Purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries or the ownership thereof.

#### **DISPUTES**

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the selling agent, whose decision acting as expert shall be final.

#### **FIXTURES & FITTINGS**

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

#### **PLANS, AREAS & SCHEDULES**

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

#### **VENDOR'S SOLICITORS**

Bridge McFarland  
26 Market Place  
Market Rasen  
Lincolnshire  
LN8 3HL

#### **VENDOR'S AGENTS**

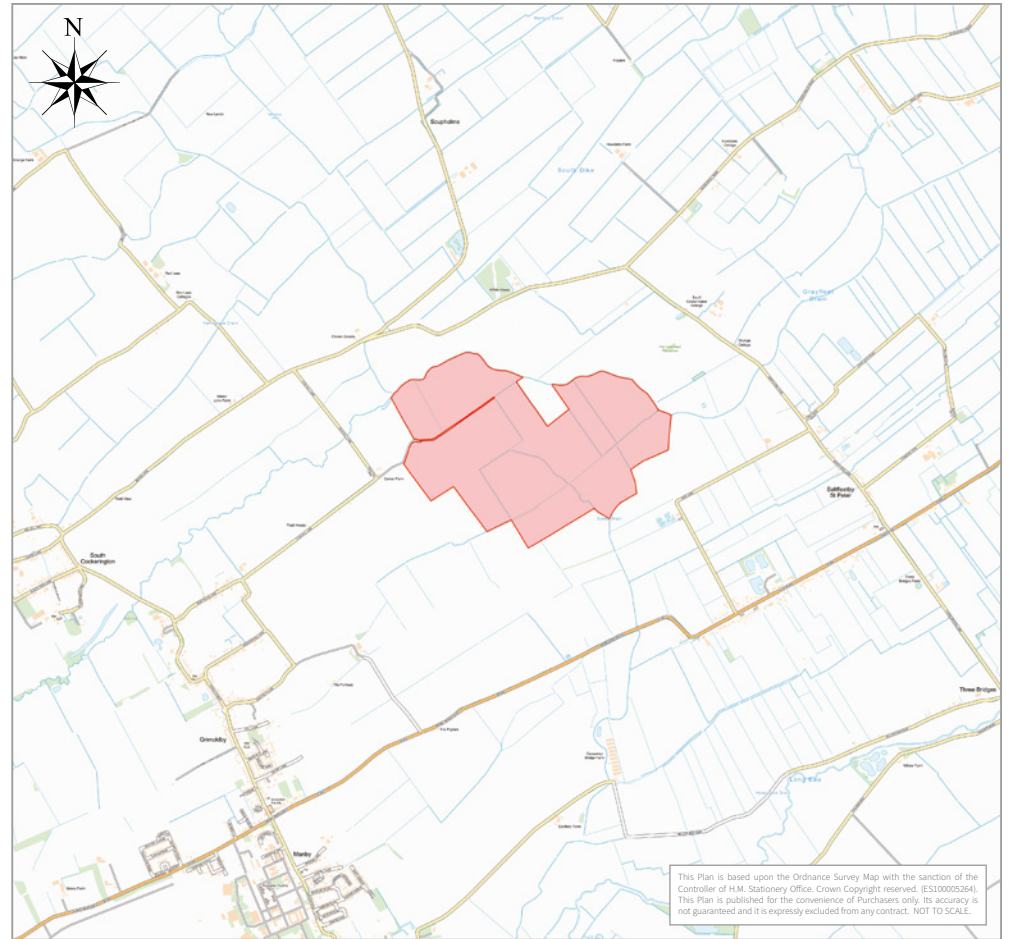
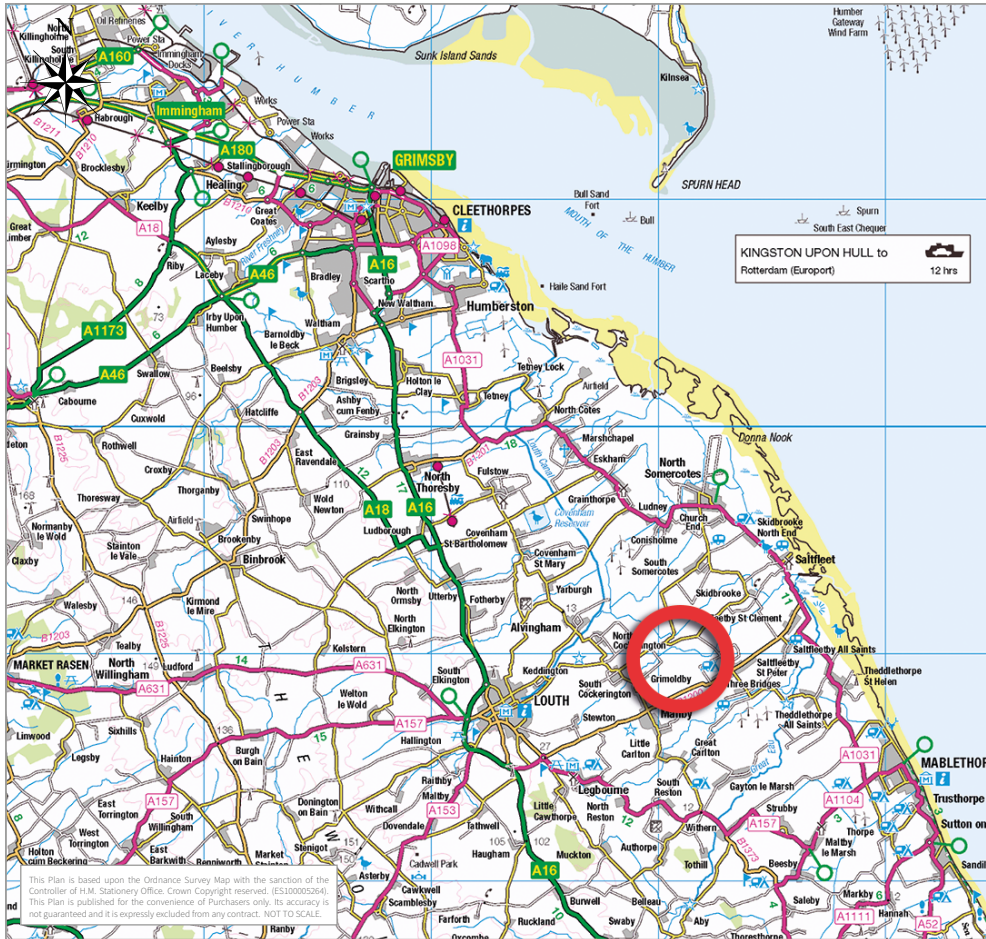
Brown & Co  
8 Melton Enterprise Park  
Redcliff Road  
North Ferriby  
East Yorkshire  
HU14 3RS

Contact:

James Walton – james.walton@brown-co.com  
07920 496350

or

Anita Riggall – anita.riggall@brown-co.com  
07966 597930



**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. 9. These Particulars were prepared in April 2024, photographs dated June 2023. Brochure by wordperfectprint.com.

Humber Office, 8, Melton Enterprise Park, Redcliff Road, North Ferriby, East Yorkshire, HU14 3RS  
 01482 421234 | [humber@brown-co.com](mailto:humber@brown-co.com)

