



FOR SALE
By Private Treaty

IN 3 LOTS
Approximately 109.02 Acres (44.12 Ha.)
of productive arable land at Barkston Heath, Nr Grantham Lincolnshire



LOCATION

The land lies approximately six miles north of Grantham, and three miles south of Ancaster..

DESCRIPTION

The land is divided into three parcels ranging in size from 28 acres to 41 acres. All of the fields are of a convenient size and shape that is suited to modern farming practices and machinery.

The land is level, well drained and can support the production of a variety of crops including sugar beet and potentially potatoes although, there is no irrigation available.

The soils have been classified as being of the Elmton 1 Series, being a shallow, well drained, brashy, calcareous, fine and loamy soil, suited to a wide variety of cropping, and in the past has grown sugar beet, winter wheat, winter barley, spring barley and oilseed rape.

ACCESS

There is good access from Heath Lane which forms the southern boundary.

Please note that Heath Lane, is not included in the sale.

Heath Lane is a stone track and provides the access to the farm, house and buildings which lie to the west.

As Heath Lane continues eastwards it becomes the tarmaced highway which continues to the B6403, known as the High Dike.

The vendors will retain ownership of Heath Lane where it adjoins the land being sold and coloured in yellow on the attached plan with the purchaser, being granted a right of way over the track for agricultural purposes.

The Vendors will retain ownership of the track marked in pink on the plan and there will be no right of way over it.

The purchaser will contribute to the maintenance according to the user.

METHOD OF SALE

Private Treaty, however the vendors reserve the right to seek final and best offers.

FOOTPATHS, EASEMENTS AND RIGHTS OF WAY

Heath Lane which forms the southern boundary is a restricted Byway.

The land is sold subject to and with the benefit of all rights of way, public or private easements and wayleaves whether stated in these particulars or not.

TENURE

The land is freehold with vacant possession upon completion.

SCHEDULE

Lot	Map Ref.	NG Field Arable	Acres	Hectare	2023	2022	2021	2020	2019
1 Edged in Red	SK 9541	6232	Est. 28.12	Est. 11.38	Oilseed Rape	Winter Wheat	Oilseed Rape	Winter Wheat	Oilseed Rape
2 Edged in Blue	SK 9541	3139	Est. 41.24	Est. 16.69	Spring Barley/Winter Wheat	Spring Barley	Sugar Beet	Winter Barley	Oilseed Rape
3 Edged in Green	SK 9541	0361	Est. 39.66	Est. 16.05	Sugar Beet	Winter Wheat	Oilseed Rape	Winter Wheat	Oilseed Rape/Sugar Beet
			Est. 109.02	Est. 44.12					

BOUNDARIES

The successful purchaser will acquire the land subject to the existing boundaries.

LAND REGISTRY

The Land Registry Titles for the land are LL297193 and part LL35103.

INHERITANCE TAX

The purchasers of the land may provide valuable Inheritance Tax reliefs, however prospective purchasers would need to take advice from their own professional advisers on this point.



BASIC PAYMENT SCHEME

The owners have submitted a claim under the Basic Payment Scheme for 2023 and will retain the income.

The sale does not include the delinked payment under the Basic Payment Scheme.

The purchasers will be required to enter into an undertaking to honour the cross-compliance requirements of the Basic Payment Scheme from the date of completion up to and including the 31st December 2023.

PLANS AND AREAS

The plan attached to these details and the areas are provided in good faith and are for illustrative purposes only.

SPORTING AND MINERALS

All sporting and mineral rights, where owned, are included in the sale.

ENVIRONMENTAL STEWARDSHIP

Whilst the land has been included in the vendors Mixed Farming Countryside Stewardship Schedule, none of the land has been used for the stewardship options.

TENANTRIGHT

The vendor will not charge for any residual values of fertilisers and neither will the purchaser charge for any dilapidations.

CONTRACT FARMING

The vendors would be interested in a Contract Farming agreement, if the purchaser, so required.

VALUE ADDED TAX

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

DRAINAGE CHARGE

A drainage charge of 279.23 pence per ha. was levied by the Environment Agency for 1/4/2023 to 31/3/2024

OVERAGE CLAUSE

The land will be subject to an Overage Clause whereby for a period of 30 years from the date of completion 30% of any increase in value due to the implementation or disposal with the benefit of a planning consent, or a deemed planning consent, for a non-agricultural/equestrian use will pass to the vendors.

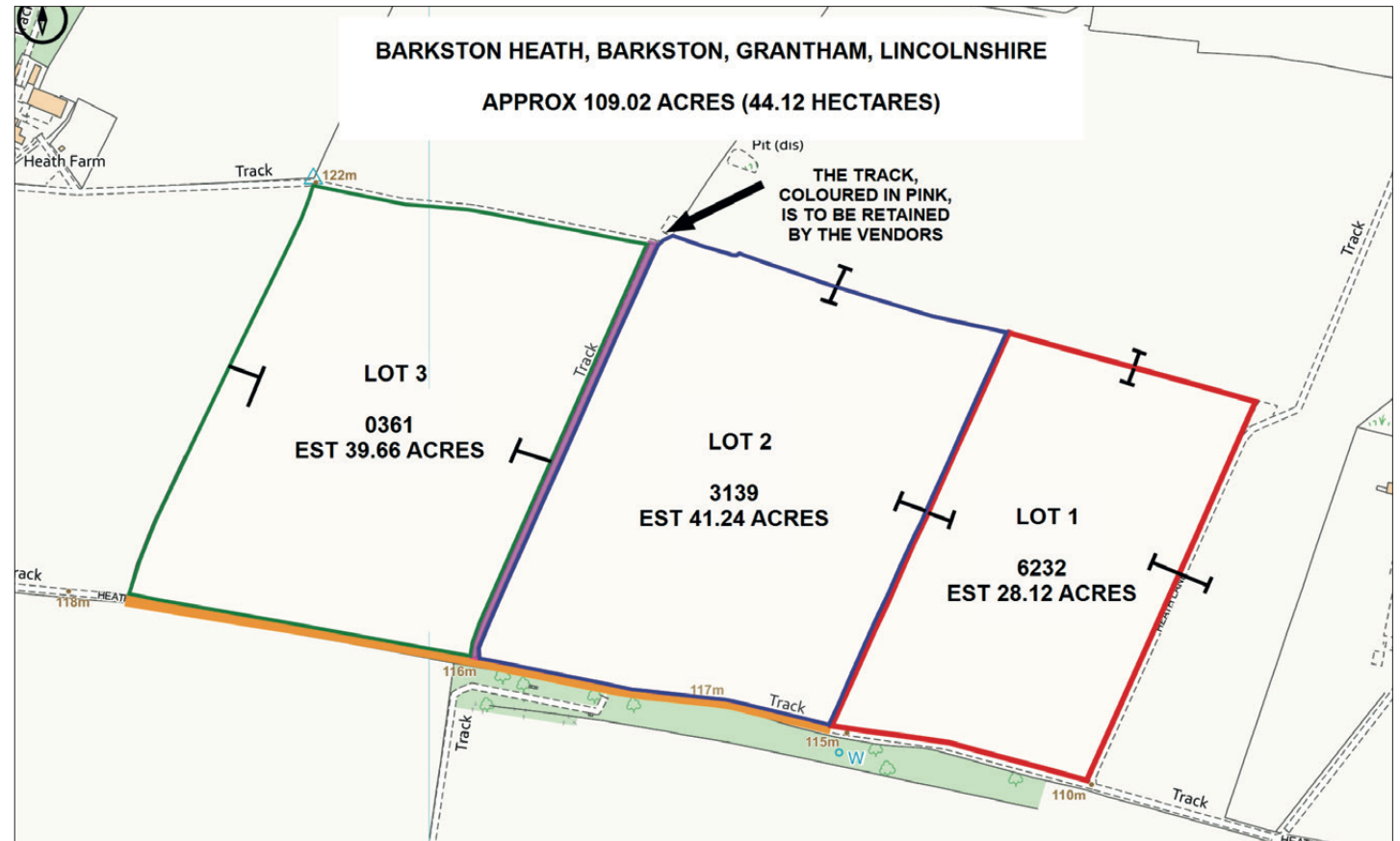
GUIDE PRICE

We anticipate the Guide Price may be exceeded.

LOT 1 £340,000.00

LOT 2 £500,000.00

LOT 3 £475,000.00



VIEWING

Potential purchasers may view the land on foot without a prior appointment provided they carry a copy of the sale particulars with them.

Those viewing the land are reminded it forms part of a working farm and therefore need to be aware there will be moving machinery and crops will have been sprayed and fertilised. Neither the vendors nor their agents are responsible for the safety of those viewing the property..

ANTI-MONEY LAUNDERING

Under the anti-money laundering legislation, it will be necessary for the successful purchaser to provide proof of identity, their address and that funds are available.

VENDORS AGENT

Mr Geoffrey Bishop
Escritt Barrell Golding is a trading name of R Longstaff & Co. LLP
24 St. Peter's Hill, Grantham, Lincolnshire NG31 6QF
Office: 01476 541106
Mobile: 07712 771062
Email: Geoffrey.Bishop@EBGproperty.co.uk

VENDORS SOLICITOR

Ms Claire Hindmarsh
Roythornes Limited
Incubator 2, The Boulevard, Enterprise Campus, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA
Office: 01480 423827
Mobile: 07415 094401
Email: clairehindmarsh@roythornes.co.uk



Particulars Disclaimer

These particulars whilst believed to be accurate are set out as a general outline only and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has any authority to make or give representation or warranty in respect of the property.



t: 01476 541106

e: geoffrey.bishop@ebgproperty.co.uk

www.ebgproperty.co.uk