



MANOR FARM

Spridlington, Lincoln

BROWN & CO JHWalter



MANOR FARM

Spridlington, Lincoln, LN8 2DN



**Manor Farm is an outstanding fully equipped arable farm with irrigation,
situated in the productive limestone cliff area of Lincolnshire**

193.34 hectares (477.81 acres) of principally Grade 2 agricultural land

Excellent farm buildings including grain and potato storage

2 farm cottages

Building plot for replacement farm dwelling

Located 9 miles north of the City of Lincoln

GUIDE PRICE: £6,700,000 FOR THE FARM

FOR SALE BY PRIVATE TREATY AS A WHOLE

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INTRODUCTION

Manor Farm is an outstanding fully equipped arable farm with irrigation, situated in the productive limestone cliff area of Lincolnshire.

The farm extends to 193.34 hectares (477.81 acres) being predominantly Grade 2 farmland, a pair of cottages, a residential building plot, and an excellent range of modern farm buildings.

LOCATION

Manor Farm is located around 9 miles north of Lincoln, with the farmstead immediately east of the A15 and to the west of the village of Spidlington. Spidlington is an attractive residential settlement.

This is a rural area where the principal land use is highly successful arable farming.

The principal area of land is located astride of the A15 extending to 175.76 hectares (434.35 acres). A block of 17.58 hectares (43.46 acres) of land is located a field away to the east of the main block.

METHOD OF SALE

Manor Farm is offered for sale by Private Treaty, as a whole, with vacant possession on completion, offers on part will be considered. It is shown shaded pink on the plan.

TENURE

The freehold is owned by Spidlington Manor Farm Limited. The property is registered under Land Registry Title numbers LL76100 and LL324654.

Insofar as we are aware the mineral, timber and sporting rights are all included with the freehold.

SALE OF COMPANY

The shares in Spidlington Manor Farm Limited could be available for sale by negotiation, as an alternative to the purchase of the freehold only. The sale of the company would afford the Buyer certain Stamp Duty Land Tax savings and would include all assets (including property, machinery, crops in store, growing crops and delinked payments). Please contact the Seller's Agent for further details, if this route to acquisition is of genuine interest.

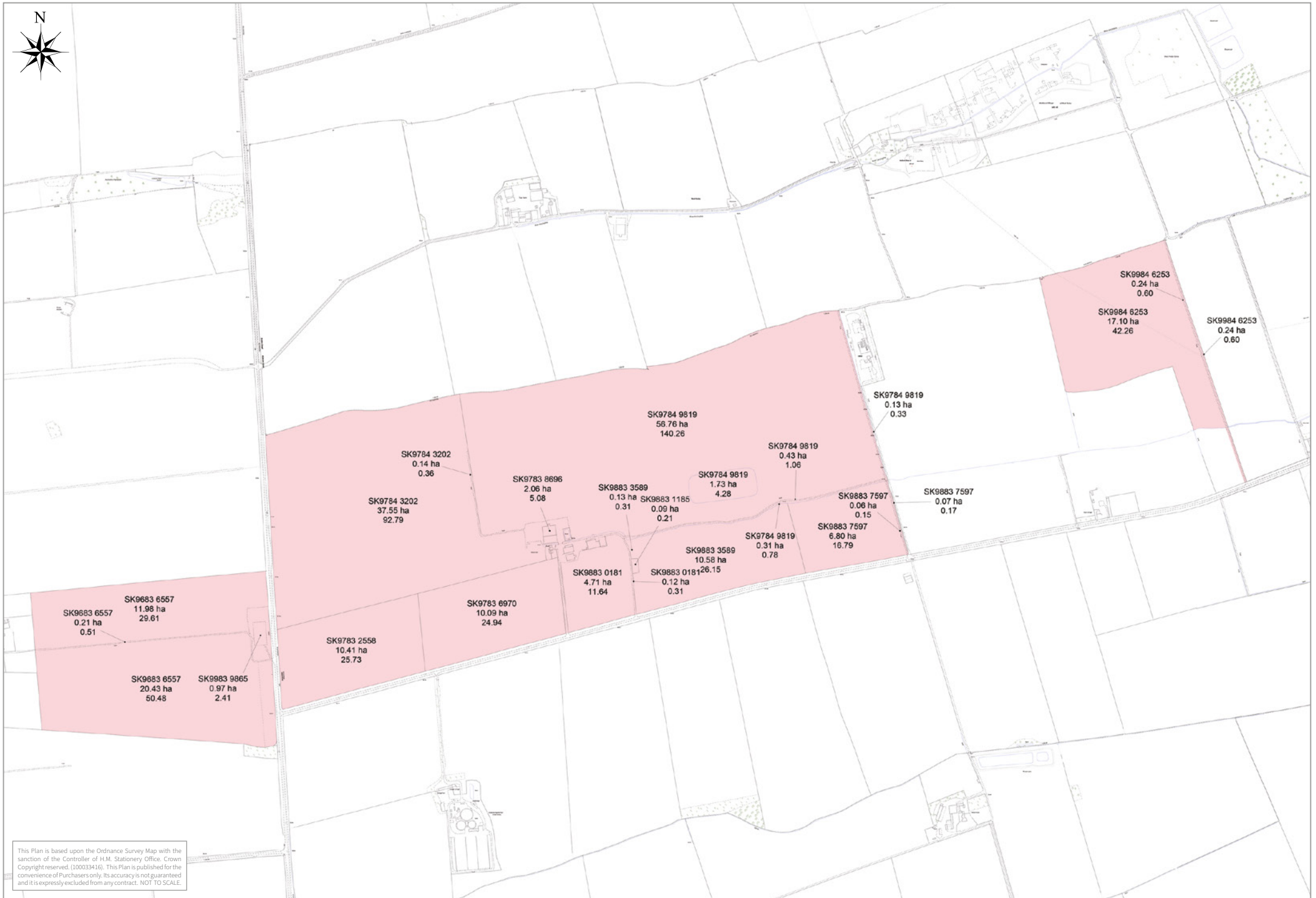
MACHINERY

Unless the farm is sold by way of sale of the company, the machinery will be sold on farm by auction. Please register your interest in the machinery with the Seller's Agent.

SCHEDULE OF AREAS

Sheet ID	Parcel ID	Area (Ha)	Area (Ac)	Description
SK9683	6557	11.98	29.61	Arable Land
SK9683	6557	20.43	50.48	Arable Land
SK9983	9865	0.97	2.41	Farmyard
SK9683	6557	0.21	0.51	Track - Natural Surface
SK9784	3202	37.55	92.79	Arable Land
SK9784	3202	0.14	0.36	Track - Natural Surface
SK9783	2558	10.41	25.73	Arable Land
SK9783	6970	10.09	24.94	Arable Land
SK9883	0181	4.71	11.64	Arable Land
SK9883	0181	0.12	0.31	Metalled track
SK9783	8696	2.06	5.08	Farmyard
SK9784	9819	56.76	140.26	Arable Land
SK9784	9819	0.13	0.33	Permanent Grassland
SK9784	9819	0.31	0.78	Permanent Grassland
SK9784	9819	0.43	1.06	Track - Natural Surface
SK9784	9819	1.73	4.28	Pond
SK9883	1185	0.09	0.21	Building Plot
SK9883	3589	10.58	26.15	Arable Land
SK9883	3589	0.13	0.31	Permanent Grassland
SK9883	7597	6.80	16.79	Arable Land
SK9883	7597	0.07	0.17	Permanent Grassland
SK9883	7597	0.06	0.15	Track - Natural Surface
SK9984	6253	17.10	42.26	Arable Land
SK9984	6253	0.24	0.60	Permanent Grassland
SK9984	6253	0.24	0.60	Track - Natural Surface
TOTAL		193.34	477.81	



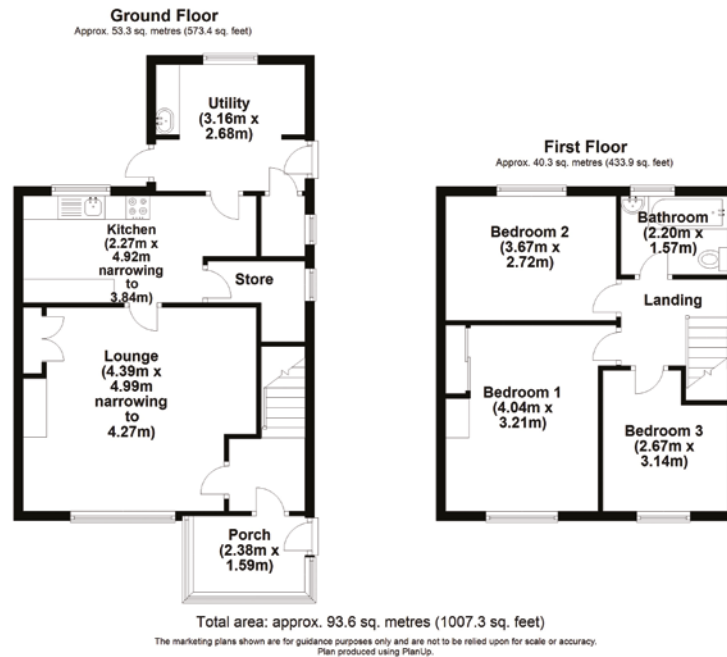


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1 MANOR FARM COTTAGES

Energy Efficiency Rating - No.1

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



MANOR FARM COTTAGES

A pair of modern semi-detached farm cottages, situated within the farmyard. The cottages are constructed of brick under a tiled roof.

1 Manor Farm Cottages is a three bedroom cottage with access over a shared drive, large garden to the south of the cottage and its own garage.

2 Manor Farm Cottages is a three bedroom cottage with access over a shared drive, large garden to the south of the cottage and its own garage.

The cottages are connected to mains water and electricity and have oil fired space heating.

Drainage is to a private system which is no longer compliant and the Buyer will be required to replace this with a modern and compliant system, further details are available from the Seller's Agent. Both cottages are in Council Tax Band A.

1 Manor Farm Cottages will be sold with vacant possession upon completion and 2 Manor Farm Cottages will be sold subject to a tenancy dated 2005.

The postal address of the properties is 1 & 2 Manor Farm Cottages, Cliff Road, Spridlington, LN8 2DN.

BUILDING PLOT

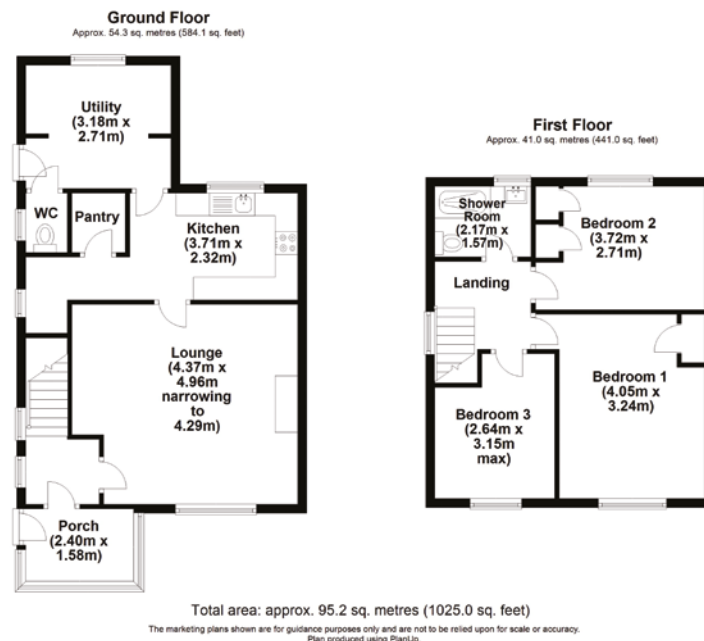
The plot is on the 0.09 hectare (0.21 acre) site of a former farm bungalow. The bungalow has been demolished and full planning permission has been granted for a replacement dwelling of 105m². The planning permission is for a stone built house. Plans are available on request from the Seller's Agent. This permission is under West Lindsey District Council planning reference 140225.

The permission was granted on 17th January 2020 and work has been undertaken on the demolition and footings.

2 MANOR FARM COTTAGES

Energy Efficiency Rating - No.2

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FARM BUILDINGS & YARD

The farmyard occupies an area of 2.06 hectares (5.08 acres). The yard has a three phase electricity supply and uses borehole water.

1. GRAINSTORE – 1,200M² (12,916FT²) - 30M X 40M

Grainstore with capacity for over 1,400 tonnes of grain, of steel portal frame construction with lean tos on either side. The central store has a drive on drying floor and was built in 2017 with capacity for 1,000 tonnes of grain. The western lean to has a concrete floor and grain walling, but no drying floor with capacity for 400 tonnes of grain. The eastern lean to does not have a drying floor or grain walling.

2. MACHINERY STORE – 132M² (1,421FT²) – 22M X 6M

Open fronted machinery store.

3. POTATO STORE 1A - 382M² (4,114FT²) – 31.85M X 12M

Potato store with concrete portal frame, spray foam insulation and Welvent chilling system.

4. RIDDLING SHED – 191M² (2,057FT²) – 31.85M X 6M

Lean-to to potato store for potato riddling.

5. GRAINSTORE – 432M² (4,650FT²) – 24M X 18M

Grainstore with capacity for 1,000 tonnes of grain with drive on drying floor and built in 2014. This store has a 27kwh solar panel array on the roof. The solar array generates income from electricity sales and approximately £4,000 per annum until December 2035 through the Feed In Tariff agreement.

6. CHEMICAL STORE

Bespoke converted shipping container to meet requirements, used as chemical store.

7. PORTACABIN

Site office with WC and washroom.

8. CHITTING SHED – 207.5M² (2,223FT²) – 27.3M X 7.6M

Lean- to to Building 2.

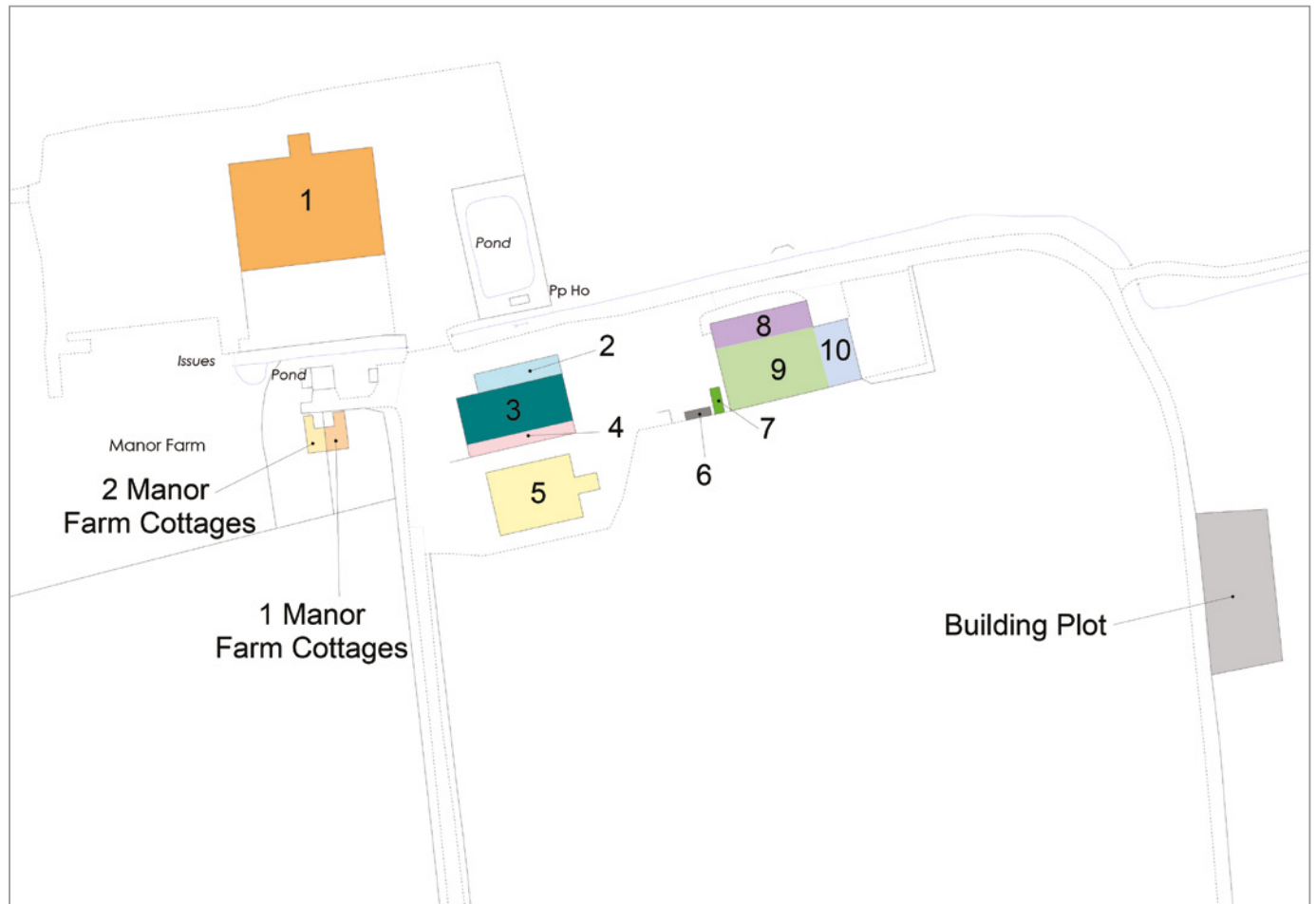
9. GRAINSTORE/GENERAL PURPOSE BUILDING –

497M² (5,348FT²) – 27.3M X 18.2M

Grainstore/General purpose building with steel frame and part with drive floor.

10. FARM WORKSHOP – 178.5M² (1,920FT²) – 18.2M X 9.8M

Farm workshop attached to Building 9. To the rear of the workshop is a converted shipping container used as a spare parts store.



RESERVOIR

The reservoir is used to serve the irrigation of the land. The reservoir has capacity for around 10 million gallons and is lined. It is filled from the beck watercourse in winter. Water may also be pumped from a borehole on the eastern block of land, under neighbouring land to the small pond in the yard to use for irrigation or can be diverted into the reservoir for storage over summer.

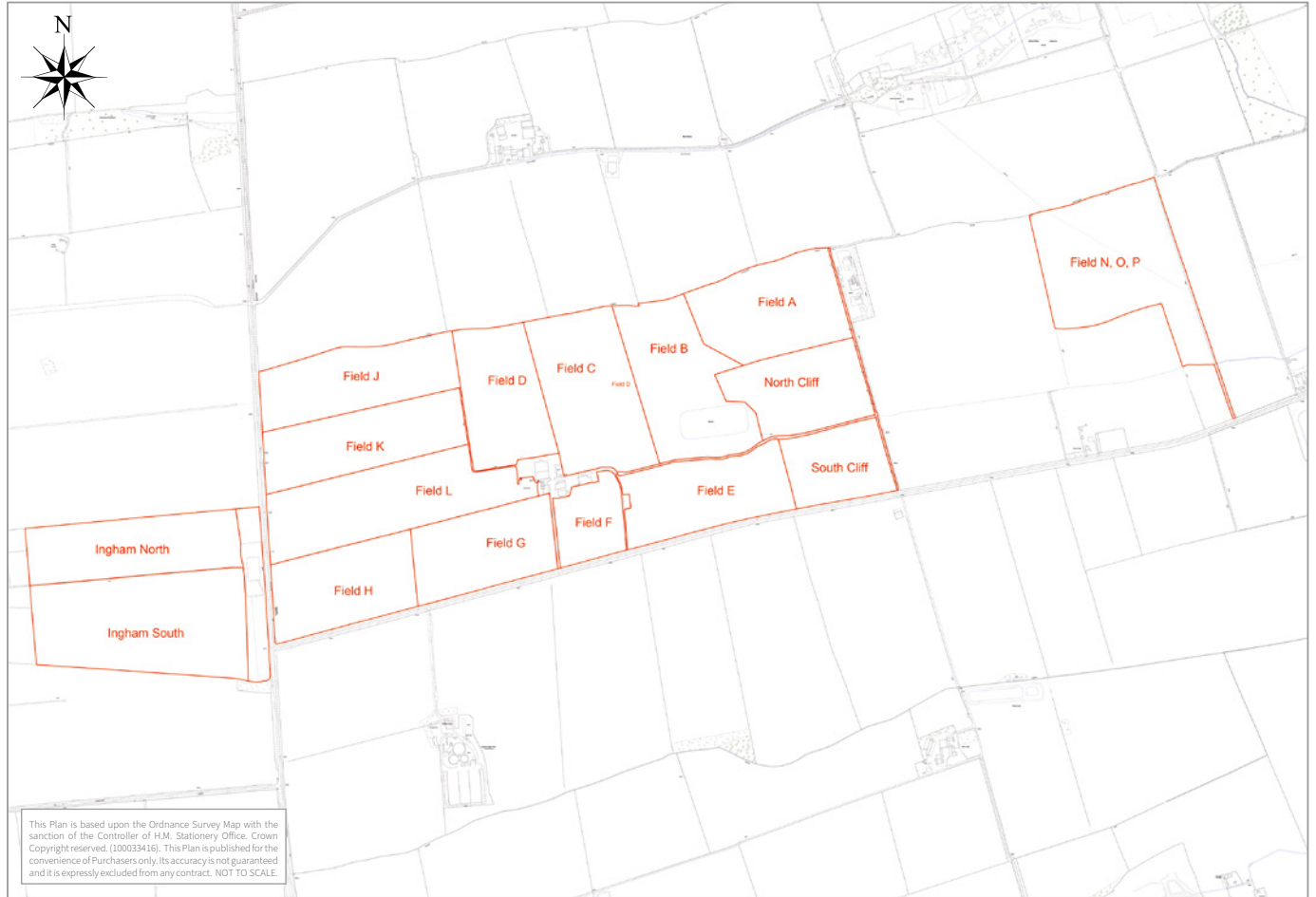
IRRIGATION

All of the land has the benefit of irrigation served from an underground main supplied from the reservoir in Field 9819. Field 6253 also benefits from irrigation from the borehole located in it, through the summer abstraction licence. Water from the borehole is pumped to the reservoir over neighbouring land, for which there is an easement.

The farm holds two irrigation licences. Copies of the licences are available in the data room.

Licence 42901/*G/001 was originally issued on 27th April 1966 and reissued on 3rd May 2007. This licence covers summer abstraction for the boreholes from 1st May to 30th September. The volume under this licence is 32,000m³.

Licence 429/01/*S/0033 was issued on 20th November 2007 and expired 31st March 2024. This licence is for winter abstraction from 1st January to 31st March. Abstraction can start in December if a reservoir downstream has been filled. The application to renew this licence was submitted in November 2023, to be determined by 24th May 2024. The volume under this licence is 47,000m³.



LAND & SOILS

The land is predominantly in a block of 142.17 hectares (351.34 acres) with two smaller blocks of 33.59 hectares (83.01 acres) and 17.58 hectares (43.46 acres) very close by. The fields are good sizes and shapes, ideal for efficient commercial farming. The farm is classified as Grade 2 with the exception of Field 6253 which is classified as Grade 3.

The soils are of the Elmtou 1 and Elmtou 3 soil associations.

These are described as Jurassic limestone and some clay with fine loamy soils over limestone with suitable cropping including cereals, sugar beet and potatoes.

CULTIVATION STRATEGY

Since 2015, when potatoes were taken out of the rotation, a policy of no till or minimum till has been followed on combinable cropped land. However, ahead of peas being grown, the land has been ploughed.

Post harvest 2023 ploughing has been undertaken. Deep cultivation has also been introduced for the first time since 2015 to assist draining. It is also undertaken ahead of shallots being grown prior to destoning and bed forming.

Up until the 1990s there was a pig unit on the holding. Farmyard manure was returned to all fields by rotation. Since then organic matter has been returned by way of chopping straw.

A copy of the Soil Health Management Plan (2022) is available on request from the Seller's Agent.

CROPPING

Field Name	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Ingham North	Vining Peas	Winter Wheat	Vining Peas	Winter Wheat	Vining Peas	Winter Wheat	Shallots	Spring Barley	Winter Wheat	Oilseed Rape	Winter Wheat	Oilseed Rape/Shallots
Ingham South	Vining Peas	Shallots	Spring Barley	Winter Wheat	Vining Peas	Winter Wheat	Shallots	Spring Barley	Winter Wheat	Oilseed Rape	Winter Wheat	Oilseed Rape/Shallots
Field J	Spring Barley	Winter Wheat	Oilseed Rape	Spring Barley Seed	Winter Wheat	Winter Wheat	Spring Barley	Winter Wheat	Oilseed Rape	Winter Wheat	Oilseed Rape	Winter Wheat
Field K	Winter Wheat (Crusoe)	Oilseed Rape	Spring Barley	Spring Barley Seed	Winter Wheat	Vining Peas	Winter Wheat	Oilseed Rape	Winter Wheat	Rye	Oilseed Rape	Winter Wheat
Field L	Shallots	Spring Barley	Winter Wheat (Crusoe)	Vining Peas	Spring Barley	Shallots	Spring Barley	Winter Wheat	Oilseed Rape	Winter Wheat	Shallots	Winter Wheat
South Cliff	Spring Barley	Oilseed Rape	Winter Wheat (Skyfall)	Spring Barley	Spring Barley	Oilseed Rape	Winter Wheat	Spring Beans	Rye	Spring Barley	Winter Wheat/Potatoes	Oilseed Rape
Field E	Oilseed Rape (Duke)	Winter Wheat	Spring Barley	Spring Barley Seed	Vining Peas	Winter Wheat	Oilseed Rape	Winter Wheat	Shallots/Rye	Winter Wheat	Oilseed Rape	Spring Barley
Field G	Winter Wheat (Palladium)	Vining Peas	Winter Wheat (Crusoe)	Shallots	Spring Barley	Winter Wheat	Oilseed Rape	Winter Wheat	Shallots	Winter Wheat	Oilseed Rape	Spring Barley
Field A	Winter Wheat (Crusoe)	Oilseed Rape	Winter Wheat (Skyfall)	Spring Barley	Winter Wheat	Vining Peas	Spring Barley	Winter Wheat	Oilseed Rape	Spring Barley	Potatoes	Spring Barley
Field B	Winter Wheat (Skyfall)	Oilseed Rape	Spring Barley	Winter Wheat	Shallots	Winter Wheat	Spring Beans	Winter Wheat	Oilseed Rape	Winter Wheat	Oilseed Rape	Winter Wheat
Field C	Spring Barley	Winter Wheat	Shallots	Spring Barley	Winter Wheat	Oilseed Rape	Winter Wheat	Shallots	Winter Wheat	Oilseed Rape	Winter Wheat	Potatoes
Field D	Oilseed Rape (Duke)	Winter Wheat	Vining Peas	Winter Wheat	Shallots	Winter Wheat	Oilseed Rape	Winter Wheat	Maize	Winter Wheat	Oilseed Rape	Winter Wheat
North Cliff	Spring Barley	Oilseed Rape	Winter Wheat (Skyfall)	Spring Barley	Spring Barley	Oilseed Rape	Winter Wheat	Spring Beans	Rye	Spring Barley	Winter Wheat/Potatoes	Oilseed Rape
Field N	Spring Barley	Winter Wheat	Shallots	Winter Wheat	Vining Peas	Spring Barley	Winter Wheat	Oilseed Rape	Spring Barley	Shallots	Oilseed Rape	Spring Barley
Field O	Spring Barley	Winter Wheat	Shallots	Winter Wheat	Vining Peas	Spring Barley	Winter Wheat	Oilseed Rape	Spring Barley	Shallots	Oilseed Rape	Spring Barley
Field P	Spring Barley	Winter Wheat	Shallots	Winter Wheat	Vining Peas	Spring Barley	Winter Wheat	Oilseed Rape	Spring Barley	Shallots	Oilseed Rape	Spring Barley
Field H	Shallots	Winter Wheat	Vining Peas	Winter Wheat	Spring Barley	Shallots	Winter Wheat	Oilseed Rape	Winter Wheat	Potatoes	Winter Wheat	Oilseed Rape
Field F	Spring Barley	Spring Barley	Winter Wheat (Crusoe)	Shallots	Winter Wheat	Vining Peas	Spring Barley	Winter Wheat	Oilseed Rape	Winter Wheat	Oilseed Rape	Winter Wheat





HOLDOVER

Holdover will be required on completion on land with any crops remaining to be harvested or needing to be baled and cleared; buildings for storage of crops and machinery; and any parts of the farm needed for the farm machinery sale.

DRAINAGE

Most of the land is free draining limestone land. There are some small drainage schemes in parts of the farm. Limited drainage plans are available on request from the Seller's Agent.

FORMER INGHAM AIRFIELD

The land to the west of the A15 was formerly part of Ingham Airfield. A hangar base remains in this area. The land was not completely cleared of practice bombs after World War 2 and several have been found and removed. These practice bombs did not contain explosives. There is a former farm tip, not used for several years which is now covered in topsoil.

OVERAGE

There will be a development overage placed on the farm for a period of 33 years from the date of completion. The overage will be triggered for any renewable energy project (including but not limited to solar, wind, battery storage but excluding any roof mounted solar and up to 1

hectare of ground array). This will be triggered on the implementation of the planning permission or disposal of the land with the benefit of the permission, whichever is the sooner. The overage will relate to any uplift in value and the amount will be 33% of this uplift.

ASBESTOS

An asbestos management plan has been prepared and is available on request from the Seller's Agent.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing 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 of sale.

There are public footpaths over Fields 6557 and 6253.

There is an irrigation pipe easement in favour of the farm over the land between the main block and the eastern block.

OUTGOINGS

A general drainage charge is payable to the Environment Agency in relation to the agricultural land, which amounts to £544.50 per annum.

There are no Internal Drainage Board rates payable.

GRANT & SUBSIDY SCHEMES

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

The land is not currently entered into any environmental scheme.

TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT REGULATIONS 2006 (AS AMENDED 2014) (TUPE)

Under the TUPE regulations there is a requirement for employees to have their contract of employment transferred to the Buyer. Further details are available from the Seller's Agent.

LOCAL PLANNING AUTHORITY

West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, Lincolnshire, 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 Contract Price.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the most recent Anti Money Laundering Legislation, the Buyers 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 & AREAS

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

HEALTH & SAFETY

Manor Farm is a working farm and therefore Viewers should be careful and vigilant whilst on the holding. 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.

FINANCIAL SERVICES & MARKETS ACT 2000

Neither these sale particulars nor any of the ancillary documentation relating to the offer to subscribe for shares in Spridlington Manor Farm Limited have been approved by an authorised person in accordance with the Financial Services and Markets Act 2000 (FSMA).

Subscribing for shares in accordance with this sale, or otherwise, may expose you to significant risk of losing the amount invested.

Section 21 of FSMA contains the "financial promotion prohibition" and provides that a person must not, in the course of business, communicate an invitation or inducement to engage in investment activity, unless:-

- He is an authorised person;
- The content of the communication is approved by an authorised person; or
- The communication is covered by an exemption.

Exemptions from the financial promotions prohibition are set out in The Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (FPO).

Article 62 of FPO contains the exemption relating to sale of body corporate.

Article 62 relates to the acquisition or disposal of 50% or more of the voting shares in a body corporate by a body corporate, a partnership, an individual or a group of connected individuals

DIRECTIONS

To get to the farmyard from Lincoln, from the A46 Riseholme Roundabout, take the A15 north towards Caenby Corner. After approximately 6.2 miles turn right towards Spridlington on Cliff Road. After 0.6 miles the main yard can be accessed on the left hand side. The main block of land can be seen from the drive and 1 & 2 Manor Farm Cottages are on the left at the end of the drive.





VIEWINGS

Viewings of the farm will be by appointment only. The land can be viewed at any time during daylight hours but it is advised that interest is registered with the Seller's Agent anyway to enable access to buildings in the yard. No unauthorised access is allowed to any of the dwellings or farm yard.

SELLER'S AGENT

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