

Our ref: IHW/IC/AP059715

Date as per postmark

Lincoln Office
5 Oakwood Road
Lincoln
Lincolnshire
LN6 3LH

T: 01522 457800
W: brown-co.com

Dear Sir/Madam

Whisby Hall Farm

We have pleasure in enclosing the particulars of sale for Whisby Hall Farm, Whisby, Lincoln.

Whisby Hall Farm presents a rare offering to the market, providing a diverse range of assets in a strategic rural area close to the City of Lincoln. The farm is offered for sale as a whole or in any combination of five lots by private treaty. The individual lots are as follows:

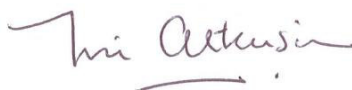
| | Guide Price |
|--|--------------------|
| Lot 1 – Whisby Hall and farmyard with 10.08 hectares (24.93 acres) of grassland totalling 11.55 hectares (28.55 acres) | £1,300,000 |
| Lot 2 - Top House Farm including house, yard and 4.43 hectares (10.96 acres) of land totalling 5.27 hectares (13.04 acres) | £550,000 |
| Lot 3 - Arable Farmland totalling 88.84 hectares (219.55 acres) | £2,100,000 |
| Lot 4 - Arable Farmland and Wildlife Lakes totalling 48.92 hectares (120.84 acres) | £1,000,000 |
| Lot 5 - Quarry Access Road and Verge including former waste amenity site totalling 4.38 hectares (10.83 acres) | £300,000 |
| Whole – Whisby Hall Farm and Top House Farm, in all 158.96 hectares (392.81 acres) | £5,250,000 |

We look forward to hearing from you should you require any further information or wish to arrange a viewing.

Yours faithfully,



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Enc. Sale Particulars

Whisby Hall Farm



Whisby, Lincoln



Whisby Hall Farm

Whisby, Lincoln, LN6 9BT

Whisby Hall Farm is a fully equipped farm with a listed Hall, farm cottage, two yards and mostly irrigated arable land

In all 158.96 hectares (392.81 acres)

The farm is offered for sale as a whole or in any combination of five lots

LOT 1

Whisby Hall and farmyard with 10.08 hectares (24.93 acres) of grassland totalling 11.55 hectares (28.55 acres)

Guide Price £1,300,000

LOT 2

Top House Farm including house, yard and 4.43 hectares (10.96 acres) of land totalling 5.27 hectares (13.04 acres)

Guide Price £550,000

LOT 3

Arable Farmland totalling 88.84 hectares (219.55 acres)

Guide Price £2,100,000

LOT 4

Arable Farmland and Wildlife Lakes totalling 48.92 hectares (120.84 acres)

Guide Price £1,000,000

LOT 5

Quarry Access Road and Verge including former waste amenity site totalling 4.38 hectares (10.83 acres)

Guide Price £300,000

GUIDE PRICE FOR THE WHOLE: £5,250,000

BROWN & CO JH Walter

INTRODUCTION

Whisby Hall Farm is a diverse offering suited to a range of buyers with a unique combination of property including a Grade II listed hall, redevelopment opportunities on farm buildings and yards, versatile irrigated arable land, mineral extraction potential (subject to survey and any relevant planning consents), income streams and alternative development (subject to planning consent) around the former quarry lakes.

The farm extends in total to 158.96 hectares (392.81 acres).

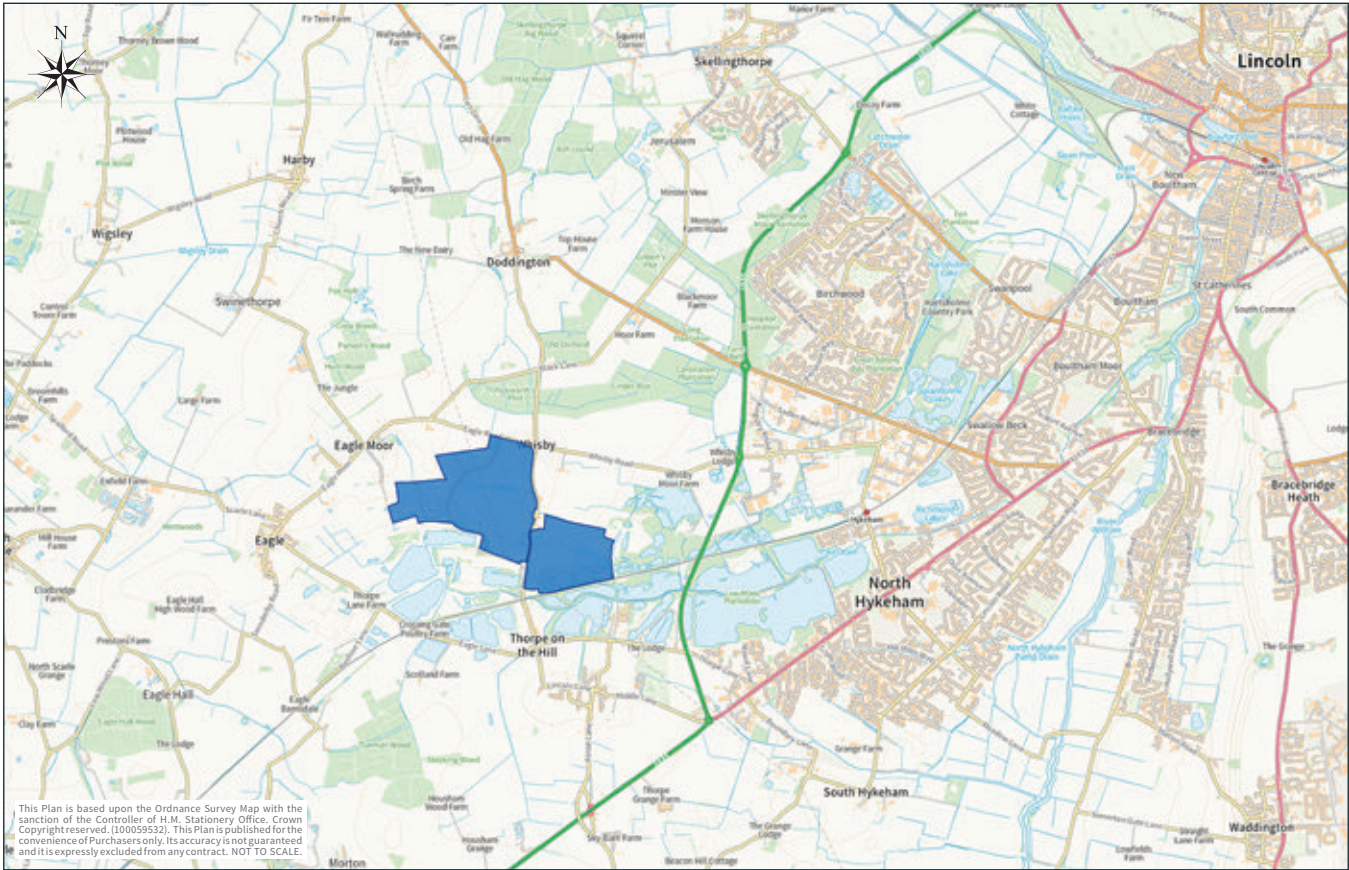
LOCATION

Whisby Hall Farm is located around 5 miles south west of the centre of the City of Lincoln and one mile west of the A46 Lincoln ring road. The land lies to the east and west of Thorpe Road, between Thorpe on the Hill to the south and Doddington to the north. Whisby Hall Farm is directly adjacent to Whisby Nature Reserve and the Ladybird Way.

The farm benefits from excellent connectivity but is located in a rural and comparatively undisturbed area.

METHOD OF SALE

Whisby Hall Farm is offered for sale by private treaty, as a whole, or in any combination of the five lots. The farm is available with vacant possession on completion with the exception of Top House which is sold subject to a secure lifetime tenancy and the quarry haul road which is sold subject to a lease. Holdover may also apply as stated in these sale particulars.



LOT 1 - WHISBY HALL AND FARMYARD
WITH 10.08 HECTARES (24.93 ACRES) OF GRASSLAND
TOTALLING 11.55 HECTARES (28.55 ACRES)

GUIDE PRICE £1,300,000
Whisby Hall is an attractive late Georgian manor house which has been in the same family for more than 100 years. The Hall was home to former wartime NFU President in 1942, Kit Nevile.

The Hall has well proportioned accommodation including 5 bedrooms, 6 reception rooms and 3 bathrooms. Outside there is a double garage together with a range of brick outbuildings which adjoin the traditional farm buildings in the yard. The Hall is Grade II listed, under list entry number 1061963. Whisby Hall is accessed off Thorpe Road along an inviting private driveway leading to ample parking space next to the Hall. The Hall can also be accessed on foot through the entrance to the yard.

The Hall enjoys thoughtfully planted gardens offering year round colour through a variety of shrubs and flowers. There are formal gardens to the south which include a patio and ponds as well as a kitchen garden and two greenhouses. The north side of the Hall has a more natural feel and is carpeted with snowdrops, crocus and daffodils in the spring. On this side there is also an orchard which provides plums, pears, apples, raspberries, gooseberries, fig, cherry and peach.

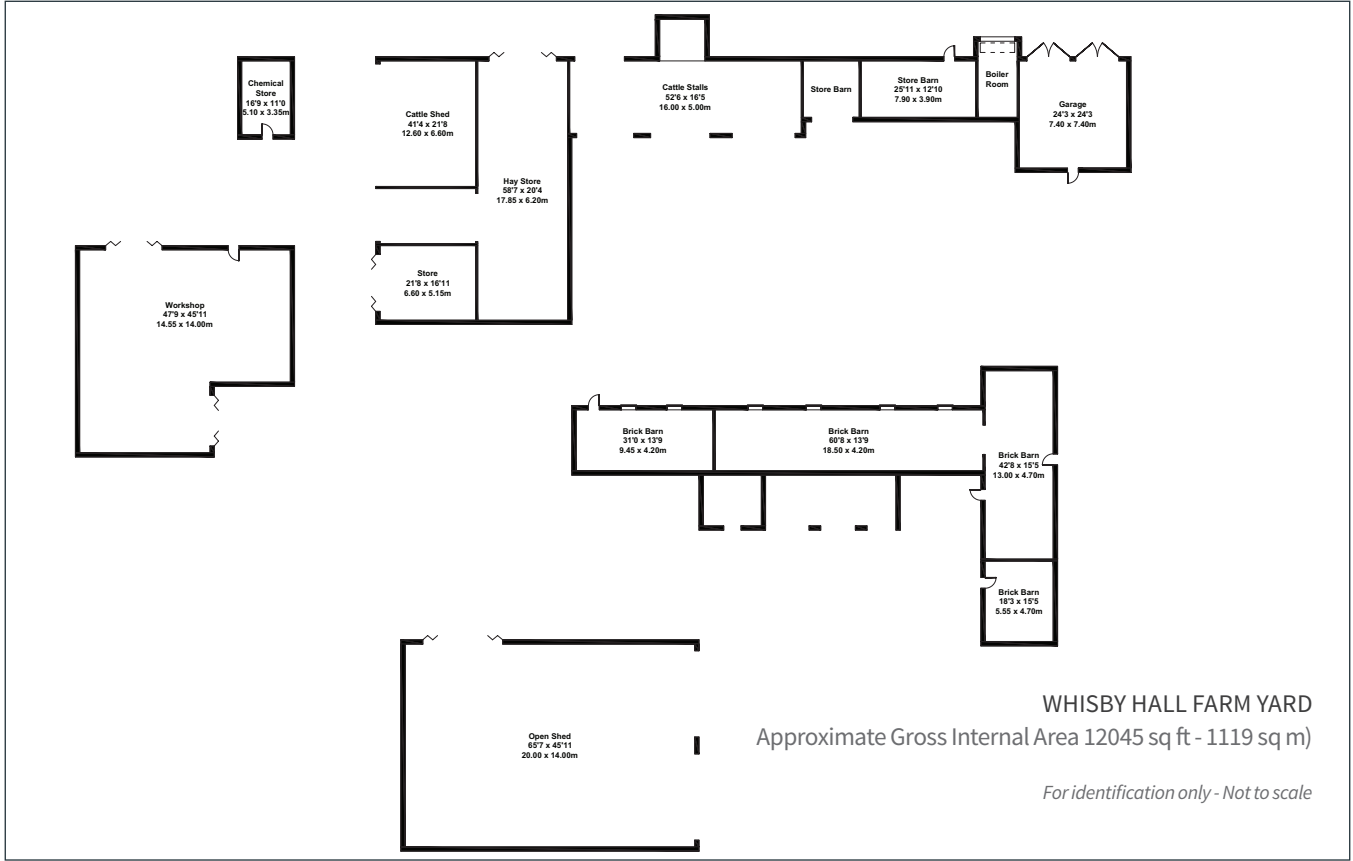
To the west of the Hall and gardens are a range of former traditional brick farm buildings which have some development potential, subject to the necessary consents and being mindful of the need to be sympathetic to the Grade II listed Hall.



WHISBY HALL
Approximate Gross Internal Area 5533 sq ft - 514 sq m

For identification only - Not to scale





The yard includes several buildings which continue to be used for farming the land.

| BUILDING | DESCRIPTION (INC. CONSTRUCTION) |
|-----------------------------|--|
| 1 Straw Store | Steel framed shed with cladded walls and sheet roof, roller shutter door to front with 3 bay open fronted side lean to |
| 2 Workshop | Steel frame shed with cladded walls and sheet roof, roller shutter door on front and side, part breezeblock and clad lean to with sheet roof accessed internally |
| 3 Chemical Store | Brick building with sheet roof and metal door |
| 4 Cattle Shed and Hay Store | Traditional brick building with pantile roof, 3 bay lean to with sheet roof and open side plus 2 bay lean to with sheet roof and wooden doors to front |
| 5 Cattle Stalls | Traditional brick and pantile 5 bay open fronted cattle stalls |
| 6 Store Barn | Traditional brick and pantile barn |
| 7 Boiler Room | Traditional brick and pantile barn |
| 8 Garage | Traditional brick and pantile barn with wooden garage doors |
| 9 Greenhouse | |
| 10 Greenhouse | |
| 11 Brick Barn | Traditional brick and pantile barn |
| 12 Brick Barn | Traditional brick and pantile barn |
| 13 Brick Barn | Traditional brick and pantile barn |
| 14 Lean to | Lean to off brick barns with 4 bays, 3 open fronted bays and one enclosed with metal cladding |

There is a grazing licence on the grass fields until 1st September 2025 after which vacant possession will be available on these fields.

The Hall is lotted with the grass paddocks surrounding it, to the north, south and east. To the west of the Hall, there is an orchard with views overlooking the adjoining farmland. The total area of this grassland is 10.08 hectares (24.93 acres). It can be accessed either off Thorpe Road or through the yard. All three grazing fields have access to a private water supply.



LOT 2 - TOP HOUSE FARM INCLUDING HOUSE, YARD AND 4.43 HECTARES (10.96 ACRES) OF LAND TOTALLING 5.27 HECTARES (13.04 ACRES)

GUIDE PRICE £550,000

Top House is a detached cottage set back from the road. The house offers 4 bedrooms, 2 reception rooms and 1 bathroom. The house has a garden to the front and an outbuilding to the rear. The house tenant also occupies part of the brick barn and land to the north of the house. The house is accessed off Thorpe Road.

The house has mains electricity and water, with oil fired central heating.

The house is undergoing a scheme of maintenance and repairs, which can be reviewed in the data room.

The farm yard benefits from a grain store, open sided shed and a range of traditional buildings which may be suitable for development, subject to the necessary consents.

| BUILDING | DESCRIPTION (INC. CONSTRUCTION) |
|-------------------------|--|
| 1 Grain Store | A steel frame and steel clad grain store with fan house to the rear, two roller shutter doors to the front |
| 2 Cattle Shed | An open sided steel frame cattle shed, with earth floor and corrugated metal roof |
| 3 Traditional buildings | A range of traditional red brick and tile roof buildings formerly used as stables and dairy stalls |

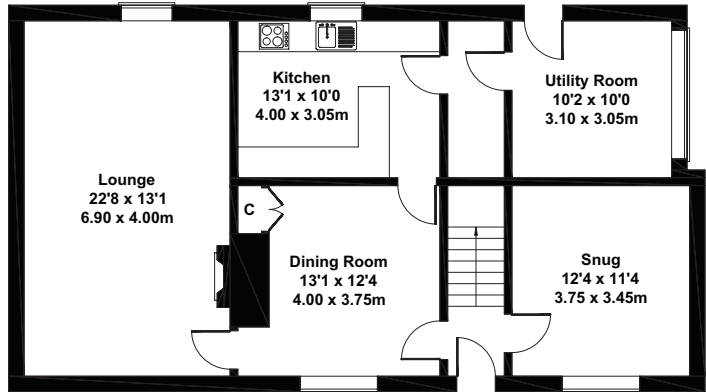
The house is sold subject to a tenancy which grants security of tenure for the longer of the two occupiers’ lives and the house is sold subject to this occupation. This tenancy also includes rights to occupy part of a building and the grass field fronting the road. Details of the tenancy can be made available through the data room on request to the Seller’s Agent.



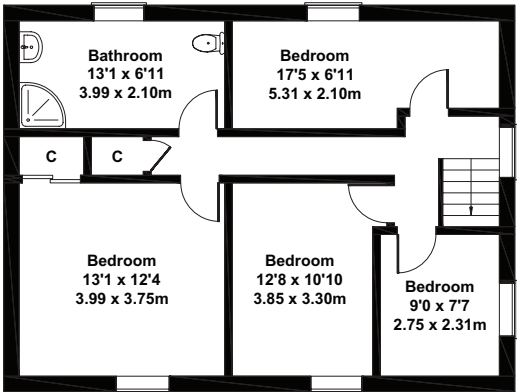
TOP HOUSE

Approximate Gross Internal Area 1528 sq ft - 142 sq m
(Excluding Utility Room)

For identification only - Not to scale



GROUND FLOOR

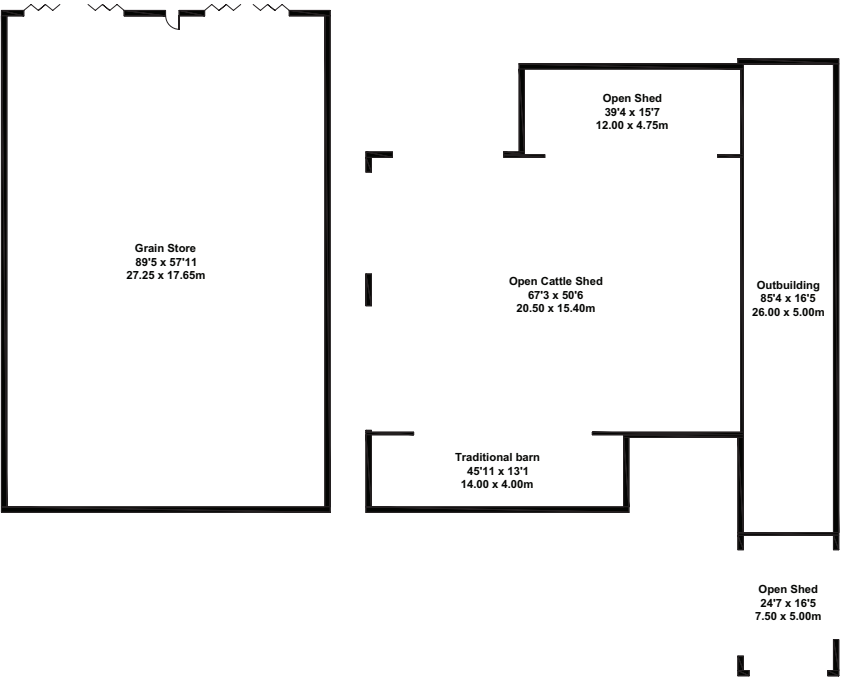


FIRST FLOOR

TOP HOUSE FARM OUTBUILDINGS

Approximate Gross Internal Area
11647 sq ft - 1082 sq m

For identification only - Not to scale



LOT 3 - ARABLE FARMLAND TOTALLING 88.84 HECTARES (219.55 ACRES)

GUIDE PRICE £2,100,000

This is the main block of arable farmland, located to the west of Thorpe Lane. The land is accessed off the haul road which runs through the middle of this lot (Lot 5) over which a right of way will be granted to the Buyer of this lot to access the land.

The land east of the haul road benefits from irrigation and is suitable for root cropping. The land to the west of the haul road is better suited to cereal cropping, although the irrigation main does extend to this land too.

There is a green lane leading off the haul road along the southern boundaries of fields 4135, 3250 and 0544. They can also be accessed from the green lane off Thorpe Lane, Eagle, although this route is not suitable for large machinery.

The land has been contract farmed and has grown cereals, maize, sugar beet and root vegetable crops in the past.

LOT 4 - ARABLE FARMLAND AND WILDLIFE LAKES TOTALLING 48.92 HECTARES (120.84 ACRES)

GUIDE PRICE £1,000,000

This lot includes irrigated arable land as well as lakes created from the old quarry workings on the site. They are used for irrigation but used to be stocked with trout and could suit a variety of alternative recreational uses subject to the relevant consents. This area also provides an abundance of seasonal blackberries.

There is a right of way over the track to the north of the arable land which is owned by a neighbour. The other access into the fields is opposite the entrance to Whisby Hall Farm yard where the track leads to the lakes and provides access to the arable fields.

There is a water trough in the northern part of field 7876 served by a private supply pipe taken off the mains supply in the road. This supply pipe comes from the east via the trough in Lot 1 (field 3409) along the northern boundary of field 5690. If Lots 1 and 4 are sold separately, a sub meter will need to be installed.



LOT 5 - QUARRY ACCESS ROAD AND VERGE INCLUDING FORMER WASTE AMENITY SITE TOTALLING 4.83 HECTARES (10.83 ACRES)

GUIDE PRICE £300,000

This concrete haul road was constructed in 1998 as an access to Whisby Quarry off Eagle Road.

The road and civic amenity facility is on a lease to Tarmac until 2048 with rights reserved to share use of the road with farm traffic. The lease grants the right for the tenant to grant a sub-lease to LincWaste to use the civic waste facility and the haul road for access. That sublease to LincWaste commenced on 16th October 1998 and terminates 31st July 2048, in line with the head lease. The tenant can break the lease by giving 6 months notice on the civic waste site and by giving 6 months notice on the haul road, following completion of the quarry workings at Whisby. The lease is contracted out of the Landlord and Tenant Act 1954 security of tenure provisions.

The current rent passing of £34,626.00 per annum represents an attractive income stream secured for a number of years with scope for increase, being index linked. It is also subject to any additional permitted uses of the road and verge being agreed. Further details of the lease and rent receivable under the lease are available from the data room on request to the Seller’s Agent.

At the north end of the road is a former waste disposal site formerly occupied by Lincolnshire County Council. The lease on this compound has now ended. We understand this was a recycling facility and as such are not aware of any contamination. This area has a permit for landfill issued in May 2005 which was reviewed and reissued in 2016.

The verges are a minimum of 2 metres and are included with the road. Rights will be reserved for use of the road by the Buyer of Lot 3, if sold in lots.

There have been negotiations to extend the permitted use of the road under the lease in return for a capital sum. The Seller has not concluded the negotiation. This leaves an unopened opportunity for a Buyer. Further details on the nature of this negotiation can be discussed with the Seller’s Agent.

The total area including the road, verges and former waste amenity site is 4.38 hectares (10.83 acres). The former waste amenity site is 1.11 hectares (2.75 acres).



GENERAL REMARKS & STIPULATIONS

Mines, Minerals, and Sub-Surface Reserves

We understand that the mines and minerals are included within the freehold titles except for LL312966, which forms the former quarry works. The mines and minerals (which we understand to have been sand and gravel) have been extracted from this area.

We have identified a licence to search and bore for petroleum in the counties of Nottinghamshire and Lincolnshire, in which the northern part of the land is identified as an area within the confines of this licence. The licence is available through the data room on request to the Seller’s Agent.

Land and Soils

The fields are generally good sizes and shapes, ideal for efficient commercial farming. The land is classified as Grade 3 with the lakes in Lot 4 being shown as non-agricultural land.

The soils are of the Blackwood and Wickham 2 soil associations. The Blackwood soils are the predominant soil type, described as deep permeable sandy and coarse loamy soils. The Wickham 2 soils form a band through the middle of the land from east to west; these soils are described as slowly permeable fine loamy or silty over clayey soils.

The back cropping for the land is showing in the Cropping Schedule on the following page. The back cropping to 2012 can be made available through the data room on request to the Seller’s Agent.

Cropping

The land has been farmed through a mixture of occupations. The grassland is seasonally grazed with sheep by a local farmer. The arable land has most recently been contract farmed.

The land suits a variety of cropping including root vegetables to the east of the quarry road and cereals to the west of it. The availability of water for irrigation is essential to facilitate this versatile cropping.

Environmental Schemes

The land is entered into a Mid-Tier Countryside Stewardship Scheme and a Sustainable Farming Incentive agreement. The Buyer(s) may transfer the schemes into their Single Business Identifier (SBI) or it is possible for both schemes to be terminated if required.

The Mid-Tier Countryside Stewardship runs for 5 years from 1st January 2023 to 31st December 2027. The options are a mixture of parcel based and rotational options.

The Sustainable Farming Incentive agreement commenced on 1st January 2024 and runs to 31st December 2026. The actions are a mixture of rotational actions and management plans. The current agreements can be made available through the data room on request to the Seller’s Agent.

Drainage

Most of the land is underdrained through various schemes. The original drainage plans can be made available through the data room on request to the Seller’s Agent.

Irrigation

The land (Lots 3 and 4) has the benefit of irrigation served from an underground main supplied from the former quarry lakes through the land. There are various hydrant points over the land from which overland pipes are laid.

There have been abstraction licences in place since the original licence in 1996. The current licence has reference AN/030/0003/002 and was issued 12th January 2010 and expires 31st March 2028. The licence permits abstraction from the open catchpit with mobile pump and spray irrigation. The period of abstraction is during May to September inclusive and the permitted volume is maximum of 51 cubic metres per hour, 650 cubic metres per day, 40,000 cubic metres per year. We note that the permitted volume was reduced from the previous licence down to 40,000 cubic metres.

The irrigation main plan and abstraction licence can be made available through the data room on request to the Seller’s Agent.

In the event that Lots 3 and 4 are sold separately, the abstraction licence will be apportioned on a pro-rata basis subject to the Environment Agency’s consent.

The underground main will be for the exclusive benefit of Lot 3. The irrigation of Lot 4 will be by way of overground pipes from the abstraction point.

Lot 3 will have a right of way to access the lake to pump from the lake in accordance with the abstraction licence.

Delinked Payments

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

Energy Performance Certificates

The Energy Performance Certificates (EPCs) for the dwellings are:

Whisby Hall –E (39)

Top House - E (48)

The full EPC assessments can be made available on request through the data room to the Seller’s Agent or are available publicly online.

Asbestos

An Asbestos Management Plan has been prepared identifying buildings where asbestos is present. Remedial works to remove debris have been instructed by the Seller with a licenced contractor. Evidence of this can be made available through the data room on request to the Seller’s Agent.

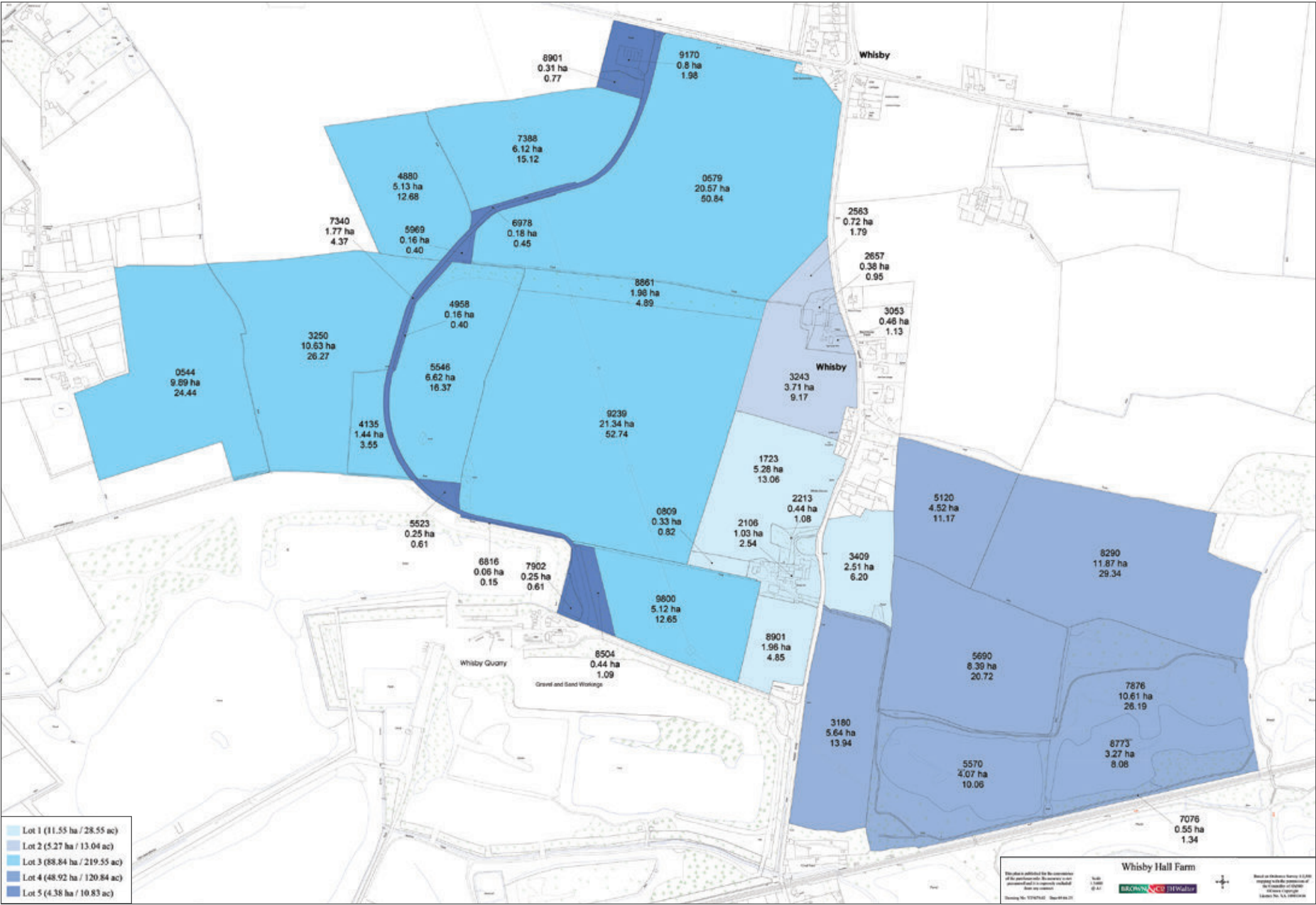


Cropping Schedule

| FIELD NO. | HECTARES | ACRES | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 |
|-----------|----------|-------|-----------------|-----------------|--------------|-----------------------|---------------------------|---------------|---------------------|---------------------|------------------------|
| 8901 | 1.96 | 4.85 | Permanent Grass | | | | | | | | |
| 0809 | 0.33 | 0.82 | Permanent Grass | | | | | | | | |
| 1723 | 5.28 | 13.06 | Permanent Grass | | | | | | | | |
| 3409 | 2.51 | 6.20 | Permanent Grass | | | | | | | | |
| 2563 | 0.72 | 1.79 | Potatoes | Maize | Maize | Spring Wheat | Spring Wheat/Parsnips | Spring Barley | Potatoes | Maize | Sugar Beet |
| 3243 | 3.71 | 9.17 | Potatoes | Carrots / Maize | Winter Wheat | Potatoes | Spring Wheat | Spring Barley | Maize | Winter Wheat | Winter Wheats/Potatoes |
| 0544 | 9.89 | 24.44 | Winter Barley | CSS | Winter Wheat | Winter Oats | Winter Wheat | Spring Beans | Winter Barley | Winter Oilseed Rape | Winter Wheat |
| 3250 | 10.63 | 26.27 | Winter Barley | Maize | Winter Wheat | Winter Oats | Winter Wheat | Potatoes | Winter Barley | Winter Oilseed Rape | Winter Wheat |
| 4135 | 1.44 | 3.55 | Winter Barley | CSS | Winter Wheat | Winter Oats | Winter Wheat | Fallow | Winter Barley | Winter Oilseed Rape | Winter Wheat |
| 4880 | 5.13 | 12.68 | Winter Barley | CSS | Winter Wheat | Winter Oats | Winter Wheat/Spring Wheat | Potatoes | Winter Barley | Winter Oilseed Rape | Winter Wheat |
| 5546 | 6.62 | 16.37 | Winter Barley | Maize | Winter Wheat | Winter Oats | Winter Wheat | Potatoes | Winter Barley | Winter Oilseed Rape | Winter Wheat |
| 7388 | 6.12 | 15.12 | Winter Barley | Winter Wheat | Winter Oats | Winter Wheat | Potatoes | Winter Barley | Winter Oilseed Rape | Winter Wheat | Winter Oilseed Rape |
| 9800 | 5.12 | 12.65 | Potatoes | Carrots | Winter Wheat | Potatoes | Spring Wheat | Spring Barley | Maize | Winter Wheat | Potatoes |
| 9239 | 21.34 | 52.74 | Potatoes/Maize | Carrots/Maize | Winter Wheat | Potatoes/Winter Wheat | Spring Wheat | Spring Barley | Maize | Winter Wheat | Winter Wheat/Potatoes |
| 0579 | 20.57 | 50.84 | Potatoes | Maize | Maize | Spring Wheat | Spring Wheat/Parsnips | Spring Barley | Potatoes | Maize | Sugar Beet |
| 3180 | 5.64 | 13.94 | Maize | Maize | Potatoes | Winter Wheat | Winter Wheat | Fallow | Potatoes | Maize | Sugar Beet |
| 5690 | 8.39 | 20.72 | Maize | Maize | Potatoes | Winter Wheat | Winter Wheat | Spring Beans | Winter Barley | Winter Wheat | Potatoes |
| 5120 | 4.52 | 11.17 | Maize | Maize | Potatoes | Winter Wheat | Winter Wheat | Spring Beans | Winter Barley | Winter Wheat | Potatoes |
| 8290 | 11.87 | 29.34 | Maize | Maize | Potatoes | Winter Wheat | Winter Wheat | Spring Beans | Winter Barley | Winter Wheat | Potatoes |



LOT 4





Wayleaves and Easements

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

There is a National Grid overhead high voltage transmission which crosses the south western part of Lot 4 and then heads in a north westerly direction across Lot 3.

There is a Cadent Gas pipeline running from east to west across Lot 3.

There is the Exolum high pressure fuel pipeline which runs across the south western corner of 3180 (Lot 4) and then northwest over Lot 3.

There are several overhead distribution power lines across Lot 3 and Lot 4.

A plan showing all of the overhead and underground utilities can be made available through the data room on request to the Seller’s Agent.

Tenant’s Fixtures and Fittings

The tenant’s fixtures and fittings at Top House are excluded from the sale. This includes the gazebo at the back of the house used as an outdoor cinema as well as all appliances and furnishings in the house.

Tenant Right

There will be no claim for tenant right and no counter claim shall be allowed.

Rights of Way

There are two public footpaths over the farm on the western side of Thorpe Lane.

A public footpath travels from Thorpe Road through Top House Farm along the track between the house and main farm buildings, travelling north east to the woodland and then follows the farm track to the haul road where it continues directly west towards Eagle.

A public footpath travels from Thorpe Road along the track adjacent to Whisby Hall’s garden and continues west through the farmyard towards the haul road where it doglegs around the parcel of trees on the side of the road and then heads west onto New Lane which leads to Thorpe Lane just south of Eagle.

There is a right of way over the road to the north of Lot 4. This road is owned by the Lincolnshire Wildlife Trust but is used to access the northern fields of Lot 4.

Dependent on how the farm is sold, there may be a requirement for rights of way to be granted to individual lots.

A plan showing the public rights of way is available through the data room on request to the Seller’s Agent.

Overage

There will be an overage over the Whole (Lots 1-5) with exceptions from this on Lots 1, 2, 3 and 4 which are set out in points a to d below. There are no exceptions from the blanket overage for Lot 5. The overage will be triggered by the following activities;

- o Energy generation (keeping a wide definition to incorporate any new/future/emerging technologies)
- o Energy storage
- o Minerals
- o Any non-agricultural development (residential or commercial development)

The exceptions which will apply to this are;

- a. Lot 1 exceptions from the blanket which will not trigger the overage;
 - o Energy generation (keeping a wide definition to incorporate any new/future/emerging technologies) (small scale) allowing under 1 hectare for solar or under 500 kW for other technologies
 - o Energy storage (small scale) allowing under 500 kW
 - o Allowing any residential development up to a maximum of four additional dwelling units
 - o Allowing any commercial (non-agricultural and non-residential) development up to a maximum of 5,000sqft cumulative development
- b. Lot 2 exceptions from the blanket which will not trigger the overage;
 - o Energy generation (keeping a wide definition to incorporate any new/future/emerging technologies) (small scale) allowing under 1 hectare for solar or under 500 kW for other technologies
 - o Energy storage (small scale) allowing under 500 kW
 - o Allowing any residential development up to a maximum of two additional dwelling units
 - o Allowing any commercial (non-agricultural and non-residential) development up to a maximum of 5,000sqft cumulative development
- c. Lot 3 exceptions from the blanket which will not trigger the overage;
 - o Allowing any residential development up to a maximum of one dwelling unit
 - o Allowing any commercial (non-agricultural and non-residential) development up to a maximum of 10,000sqft cumulative development



- d. Lot 4 exceptions from the blanket which will not trigger the overage;

- o Allowing any residential development up to a maximum of one dwelling unit
- o Allowing any commercial (non-agricultural and non-residential) development up to a maximum of 5,000sqft cumulative development

Where the overage is triggered it shall be within a period of 30 years from completion of the sale and quantified as 30% of the uplift in value over existing use value to the new use value or in the case of minerals, shall be 30% of the royalty paid annually or more frequently to be in line with royalty payments or in the case of a renewables lease, shall be 30% of the uplift in value from an agricultural rent to a renewable rent.

Holdover

Holdover will be required on completion for any land with any crops remaining to be harvested or needing to be baled and cleared and on the farm buildings for storage of crops and machinery. The extent of the holdover will be accurately defined prior to completion.

Tenure and Occupation

The property is registered under Land Registry Title numbers LL308360, LL312966, LL343279, LL317488 and LL331158.

Insofar as we are aware the mineral, timber and sporting rights are all included with the freehold, except for the minerals on part of Lot 4 comprising the former quarry lakes which have been worked and are excepted from the title.

The contract farming agreement on the arable land will terminate on 30th September 2025. The grazing licence on the pasture fields will end on 1st September 2025. Top House is subject to a secure lifetime tenancy. The haul road is subject to a lease.

Management of Trees by the Railway

The trees adjacent to the railway on Lot 4 are permitted to be managed on behalf of Network Rail by Homegrown to mitigate any risk from leaf fall or trees close to the line. This agreement is personal to the Seller but agreement will be sought from the successful Buyer for a similar agreement to be put in place. If Network Rail’s contractors are not permitted to manage these trees, they are the liability of the Buyer should any incident occur as a result of lack of maintenance to them.



Outgoings

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

Parts of the land included in Lot 4 are within the Upper Witham Internal Drainage Board.

The dwellings are assessed for Council Tax and are in the following bands:

Whisby Hall – Band G
Top House – Band D

Local Planning Authority

North Kesteven District Council, District Council Offices, Kesteven Street, Sleaford, Lincolnshire, NG34 7EF

T: 01529 414155

Planning Obligations

The Buyer is to make their own enquiries with regard to any planning prospects on the farm.

There is a s106 agreement in place which the Seller is party to, from the latest quarry extension in 2018.

Data Room

The data room has been set up by the Seller’s Solicitor but access can be granted to view the data room on request to the Seller’s Agent.

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 sale price.

Anti-Money Laundering Regulations

In accordance with the most recent Anti Money Laundering Legislation, the Buyer 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 and Areas

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

Directions

From the A46 Whisby Roundabout take the westerly exit towards Whisby Gravel Pit & Quarry. After about 1.3 miles, at the crossroads, turn left down Thorpe Road. Top House Farm yard is the first turning on the right and the house is the next on the right. Whisby Hall is the next turning on the right after the row of houses. Whisby Hall yard is the next turning on the right after the Hall entrance.

Lot 4 is accessed off Thorpe Road opposite the entrance to Whisby Hall yard.

To access Lot 3, continue straight ahead at the crossroads and after about 0.2 miles the haul road is on the left which gives access to all fields.

Viewings

Viewings of the farm will be by appointment only through the Seller’s Agent.

Access to view inside the dwellings will be permitted, subject to genuine interest. Top House is occupied and viewing will be subject to tenant availability. No unauthorised access is allowed into any of the dwellings or farm yards.

Health and Safety

Whisby Hall Farm and Top House Farm are part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. It should also be noted that the haul road is open to quarry traffic and care should be taken when using this road not to obstruct it. 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.

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