

**For Sale** by Informal Tender

Closing Date: Wednesday 18<sup>th</sup> September 2024



118.56 Acres (47.99 ha) of Arable & Pasture Land  
**HALTON HOLEGATE**, Lincolnshire

**Willsons**  
SINCE 1842



118.56 Acres (47.99 ha)  
of Arable & Pasture Land  
Situating at Halton Hologate  
Lincolnshire

“AGENT’S COMMENTS”

Following the recent restructuring of Grange Farm, Willsons are pleased bring to the market a varied portfolio of land extending to 118.56 acres (47.99 hectares) available as whole or in 6 lots and including arable, pasture and wooded areas.

(A further 144.63 acres (58.53ha) is also available to rent, please contact the agent for further details of letting particulars).

For Sale by Informal Tender

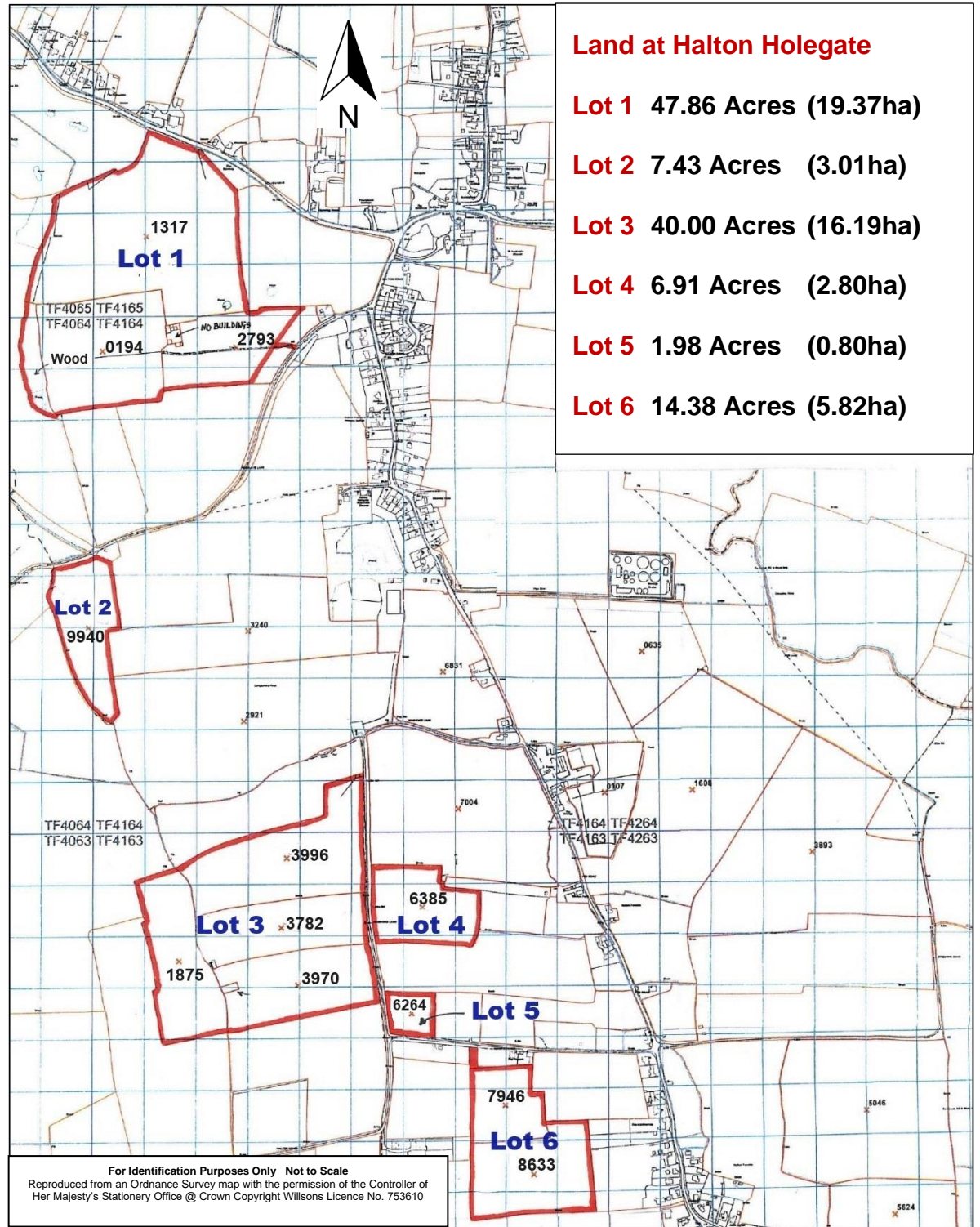
Closing Date: 12 Noon, Wednesday 18<sup>th</sup> September 2024

AGENTS DETAILS

Willsons  
16 Algitha Road  
Skegness  
Lincolnshire  
PE25 2AG



Contact: James Boulton & Lizzie Clarke  
T: 01754 896100  
E: j.boulton@willsons-property.co.uk  
E: l.clarke@willsons-property.co.uk



## **LOT 1** 47.86 ACRES (19.37 ha)

### DESCRIPTION

Lot 1 known as Football Field and Carpenters has frontage and access onto the B1195 Spilsby Road and Peasgate Lane. A highly attractive area of permanent pasture divided into 3 enclosures and including a woodland belt with a pond. Adjacent to Spilsby Road there is a cattle holding pen and in Carpenters the former farmyard is rubble and rough pasture. (Access - What3words: hamsters.bordering.piglets)

The shooting rights over the woodland area are reserved for the next game shooting season only.

Retained Area: The vendor will retain the road frontage of Carpenters onto Peasgate Lane (the grazing being made available to the purchaser). The land is being sold with the benefit of a 6m access track from the public highway.

HM Land Registry Title No: LL278178 & LL326038

## **LOT 2** 7.43 ACRES (3.01 ha)

### DESCRIPTION

Lot 2 known as Gatehouse comprises a single enclosure of arable land with frontage and access onto Peasgate Lane which is a quiet country lane and this field may suit equestrian use (subject to planning). (Access - What3words: taking.lotteries.snacks).

HM Land Registry Title No: pt. LL278178

## **LOT 3** 40.00 ACRES (16.19 ha)

### DESCRIPTION

Lot 3 known as Cold Harbour Farm fronts onto and is accessed from Washdyke Lane. The 13 Acre (3996) is permanent pasture with the remaining 26.96 acres known as Cold Harbour, Beck Field and 8 Acre being arable and including a wooded area. (Access - What3words: backtrack.global.trout)

Possession – Lot 3 is being sold with full vacant possession but the 13 Acre (permanent pasture) will be occupied, under Licence, by the Vendor until 30<sup>th</sup> September 2025. The Vendor would be pleased to discuss the use of the grass leys (the second year of a 2 year ley) with the purchaser at the appropriate time.

The shooting rights over the woodland area are reserved for the next game shooting season only.

This lot is currently unregistered by HM Land Registry.

## **LOT 4** 6.91 ACRES (2.80 ha)

### DESCRIPTION

Lot 4 known as the 7 Acre has access and fronts onto Washdyke Lane being a single enclosure of arable land. (Access - What3words: revolts.binds.umbrella)

Possession – The Vendor would be pleased to discuss the use of the grass leys (the second year of a 2 year ley) with the purchaser at the appropriate time.

HM Land Registry Title No: LL287839 & LL299886

## **LOT 5** 1.98 ACRES (0.80 ha)

### DESCRIPTION

Lot 5 known as Corner Field has access and fronts onto the corner of Toynton Lane and Washdyke Lane and comprises a well shaped single enclosure of permanent pasture which may suit equestrian use (subject to planning). (Access - What3words: clutter.nickname.uncle)

HM Land Registry Title No: LL287839

## **LOT 6** 14.38 ACRES (5.82 ha)

### DESCRIPTION

Lot 6 known as Evans & Bryants fronts and has access onto Toynton Lane and the access strip (approx.20ft in width) does form part of the property. The land comprises a well shaped single enclosure of arable land. (Access - What3words: reported.headed.showcases).

Part of this lot is registered being HM Land Registry Title No: LL247424.





## GENERAL REMARKS

### TENURE & POSSESSION

The land is Freehold and is being sold with Vacant Possession (please see Possession for Lot 3 regarding a Licence).

### GRADE, SOIL TYPE & TOPOGRAPHY

All the land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales.

The soil type as defined by the Soil Survey of England and Wales as predominately **Salop** – *Slowly permeable seasonally waterlogged reddish fine loamy over clayey, fine loamy and clayey soils associated with fine loamy over clayey soils with slowly permeable subsoils and slightly seasonal waterlogging.*

Most of the land is level lying with the exception of part of Lot 1 which is gently undulating.

### RURAL PAYMENTS AGENCY

All of the land is registered with the Rural Payments Agency, however, there are no Basic Payment Scheme Entitlements included in the sale as they are no longer transferable.

### STEWARDSHIP & SUSTAINABLE FARMING INCENTIVE SCHEMES

None of the land is currently entered into any Stewardship or SFI schemes.

### UNDERDRAINAGE

Lots 1 & 5 are believed not to have any modern underdrainage system. Parts of Lots 3 & 6 have been comprehensively underdrained (contact agent for a copy of the plans) and the majority of the remaining land has older systems.

### BOUNDARIES

The land is clearly demarcated by boundary features, being predominantly hedges and ditches. The vendor will, to the best of their knowledge specific the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser is deemed to have full knowledge.

### SERVICES

There are mains water supplies connected to water troughs in Lots 3 & 5. Lot 1 has two mains water supplies.

### OUTGOINGS & NITROGEN VULNERABLE ZONES

Annual drainage rates for the majority of the land are payable to Witham Fourth District Internal Drainage Board (approx £12.80 per acre for 2024/25 season). Lot 1 and part of Lot 2 are within the area of the Environment Agency. All the land lies within a Surface Water Nitrate Vulnerable Zone.

### SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions (with the exception of 1 year's shooting rights in Lots 1 & 3 as detailed below).

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

**Lot 1** – Overhead electricity cables and poles cross part of this Lot and it is subject to an easement in favour of Anglian Water for mains sewer pipes, there are above ground chambers.

**Lot 2** – Part of this Lot is crossed by a public footpath.

**Lot 3** – Part of this Lot is crossed by a public footpath.

**Lot 6** – Part of this Lot is crossed by a public footpath.

We are not aware of any other rights which affect the land; however, all of 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 and all wayleaves whether referred to or not in these particulars.

## PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on the Ordnance Survey Plans and the Rural Land Register maps and although believed to be correct are for guidance and identification purposes only.

## VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of these particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk. **Important Notice:** Part of the land is grazed by livestock, therefore please take extreme care when viewing and there must be no dogs or children present.

## VAT

It is understood that the sale will not attract VAT, however, in the event that any of the property is sold subject to VAT, this will be payable in addition to the purchase price.

## ANTI MONEY LAUNDERING

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

## LOCAL AUTHORITIES

**Lincolnshire County Council**, County Offices, Newland, Lincoln LN1 1YL  
Tel: 01522 552222

**East Lindsey District Council**, The Hub, Mareham Road, Horncastle LN9 6PH  
Tel: 01507 601111

**Witham Fourth District Internal Drainage Board**, 47 Norfolk Street, Boston, Lincolnshire PE21 6PP – Tel: 01205 310088

**Environment Agency**, Ceres House, Searby Road, Lincoln LN2 4DW  
Tel: 0370 850 6506

## METHOD OF SALE

The land is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form (with the terms on the reverse) in a sealed envelope marked “**Halton Holegate Tender**” in the top left hand corner to the Selling Agents to arrive no later than **12 noon on Monday, 18<sup>th</sup> September 2024**.

- It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the Agent prior to the deadline referred to above.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The vendors do not undertake to accept the highest nor indeed any particular offer.
- The purchaser will be required to provide proof of funds.



## SCHEDULE OF AREAS & CROPPING

| Lot No. | RPA Parcel ID | RPA Area (Ha) | Acres         | 2024          | 2023          | 2022          | 2021          | 2020          |
|---------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 1       | 1317          | 10.55         | 26.07         | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    |
| 1       | 0194          | 5.03          | 12.43         | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    |
| 1       | Pt. 2793      | 2.82          | 6.96          | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    |
|         |               | <b>18.40</b>  | <b>45.46</b>  |               |               |               |               |               |
| 2       | 9940          | <b>2.93</b>   | <b>7.24</b>   | Ley           | Ley           | Winter Barley | Winter Wheat  | Winter Wheat  |
| 3       | 1875          | 3.68          | 9.09          | Ley           | Winter Barley | Winter Wheat  | Winter Wheat  | Spring Barley |
| 3       | 3782          | 3.31          | 8.18          | Ley           | Winter Barley | Winter Wheat  | Winter Wheat  | Spring Barley |
| 3       | 3970          | 3.80          | 9.39          | Ley           | Winter Barley | Winter Wheat  | Winter Wheat  | Spring Barley |
| 3       | 3996          | 5.30          | 13.10         | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    |
|         |               | <b>16.09</b>  | <b>39.76</b>  |               |               |               |               |               |
| 4       | 6385          | <b>2.89</b>   | <b>7.14</b>   | Ley           | Winter Barley | Winter Wheat  | Winter Wheat  | Spring Barley |
| 5       | 6264          | <b>0.80</b>   | <b>1.98</b>   | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    | P. Pasture    |
| 6       | 7946 & 8633   | <b>5.77</b>   | <b>14.26</b>  | Winter Barley | Winter Wheat  | Winter Wheat  | Winter Barley | Winter Wheat  |
|         | <b>Total:</b> | <b>46.88</b>  | <b>115.84</b> |               |               |               |               |               |





**Viewing** Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.





# FOR SALE TENDER FORM



124 West Street, Alford, Lincolnshire LN13 9DR

**118.56 Acres (47.99 ha) of Arable & Pasture Land**  
Halton Holegate, Lincolnshire

Closing Date for Tenders: 12 noon, Wednesday 18<sup>th</sup> September 2024

|   |  |
|---|--|
| I/We:<br>(Buyer Name(s))  |  |
| Company Name:<br>(if applicable)  |  |
| Address:  |  |
| Telephone Number(s):  |  |
| Email Address:  |  |
| Hereby offer to purchase, subject to contract, the Lot(s) as identified on the reverse of this form and confirm agreement to the terms including the tender process as detailed within the particulars. |  |
| Summary of Financial Position:.....   |  |
| <b>PROOF OF FUNDS &amp; PROOF OF ID WILL BE REQUIRED IF THIS TENDER IS ACCEPTED</b>   |  |
| Solicitor Name & Address:   |  |
| For the attention of:   |  |
| Telephone Number(s):  |  |
| Email Address:  |  |

ESTATE AGENTS

RENTALS

AGRICULTURAL

VALUERS

AUCTIONEERS

Skegness 01754 896100

[www.willsons-property.co.uk](http://www.willsons-property.co.uk)

Alford 01507 621111



Willsons, trading for and on behalf of Willsons Property Professionals Ltd.  
Registered Office: 16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
Company Registration Number: 132266182



CAAV

# Offers to Purchase

|   |  |
|---|--|
| <p><b>Lot 1</b><br/>47.86 Acres (19.37ha)</p>   | <p>In the sum of: £.....<br/>Words:.....</p> |
| <p><b>Lot 2</b><br/>7.43 (3.01ha)</p>   | <p>In the sum of: £.....<br/>Words:.....</p> |
| <p><b>Lot 3</b><br/>40.00 Acres (16.19ha)</p>   | <p>In the sum of: £.....<br/>Words:.....</p> |
| <p><b>Lot 4</b><br/>6.91 Acres (2.80ha)</p>   | <p>In the sum of: £.....<br/>Words:.....</p> |
| <p><b>Lot 5</b><br/>1.98 Acres (0.80ha)</p>   | <p>In the sum of: £.....<br/>Words:.....</p> |
| <p><b>Lot 6</b><br/>14.38 Acres (5.82ha)</p>  | <p>In the sum of: £.....<br/>Words:.....</p> |
| <p><b>The Whole - Lots 1 to 6</b><br/>118.56 (47.99ha)</p>  | <p>In the sum of: £.....<br/>Words:.....</p> |
| <p><b>Submit Tender:</b> Envelopes to be marked '<b>Halton Holegate Tender</b>' in top left hand corner to:<br/>Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG<br/>or by email: j.boulton@willsons-property.co.uk - subject: '<b>Halton Holegate Tender</b>'</p> |  |