



40.00 Acres (16.19 ha) of Arable and Pasture Land
HALTON HOLEGATE, Lincolnshire

Willsons
— SINCE 1842 —

40.00 Acres (16.19 ha)
of Arable and Pasture Land
Situated at Halton Holegate
Lincolnshire

“AGENT’S COMMENTS”

Willsons are pleased to bring to the market a ring-fenced block of mixed used land extending to 40.00 acres (16.19 hectares) situated in a rural location. Field No. 3996 is permanent pasture and the remaining 26.90 Acres is productive arable land currently cropped with a temporary grass ley in its second year of a two year ley and a small spinney.

The land has been well farmed and is currently let on a licence terminating on the 30th September 2025.

(Should you not wish to purchase the permanent pasture land, please contact the agent to discuss the possibility).

(A further 7.14 acres on the opposite side of the road is currently being marketed for sale, please contact the agent for more details.)

For Sale by Private Treaty

Offers in excess of: £325,000

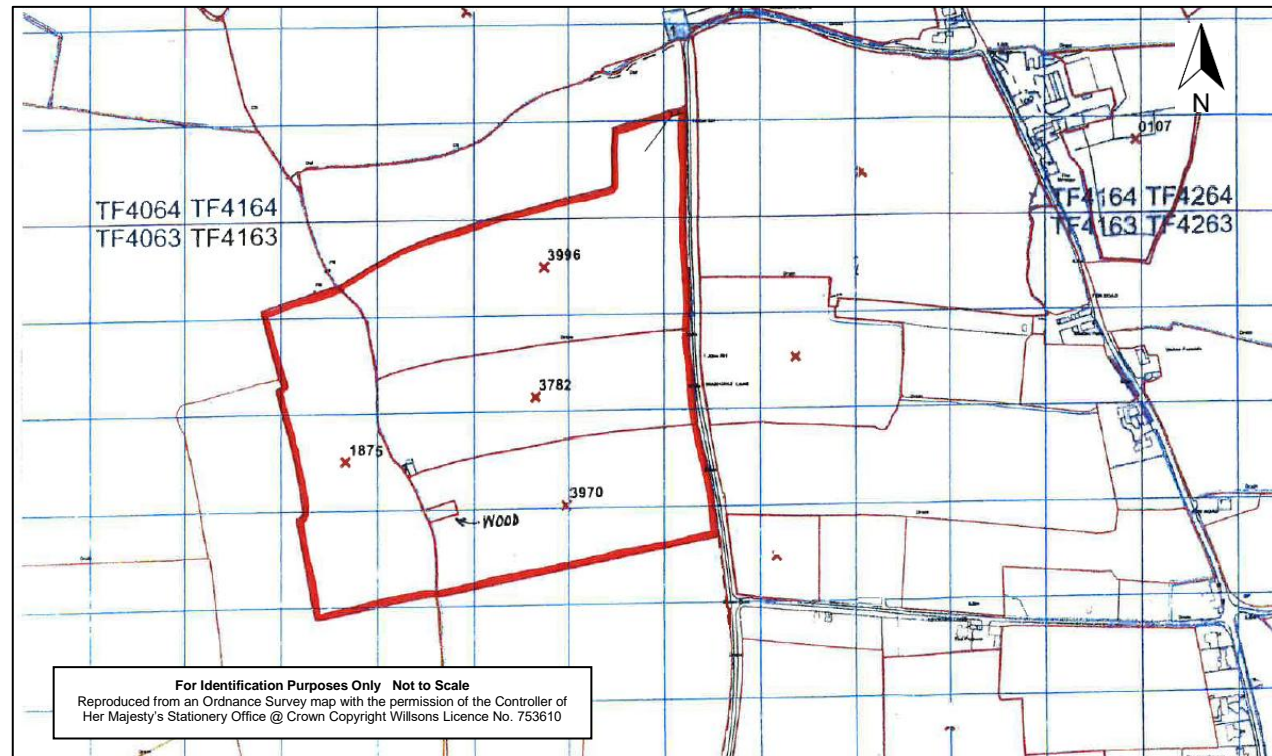
AGENTS DETAILS

Willsons
16 Alghitha Road
Skegness
Lincolnshire
PE25 2AG

Contact: Lizzie Clarke

M: 07397 104 462

E: l.clarke@willsons-property.co.uk



Willsons
— SINCE 1842 —

DESCRIPTION

The land has direct access onto Washdike Lane and comprises three enclosures of productive arable land (26.66 acres), one enclosure of permanent pasture (13.10 acres) and small spinney.



What3Words: accented.reports.swim.

TENURE & POSSESSION

The land is Freehold and is being sold with Vacant Possession from the 30th September 2025.

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.*

The land is level lying.

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

Part of the land has been comprehensively underdrained (contact agent for a copy of the plans).

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 is a mains water supply connected to water troughs in the pastureland.

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). The land lies within a Surface Water Nitrate Vulnerable Zone.

HM LAND REGISTRY

The land is not registered with HM Land Registry.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The north western corner of Field No. 1875 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

CONTACT AND OFFERS

Should you wish to discuss any detail regarding this land or wish to make an offer please contact Lizzie Clarke on 07397 104 462.

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.

SCHEDULE OF AREAS & CROPPING

RPA Parcel ID	RPA Area (Ha)	Acres	2025	2024	2023	2022	2021
1875	3.68	9.09	Ley	Ley	Winter Barley	Winter Wheat	Winter Wheat
3782	3.31	8.18	Ley	Ley	Winter Barley	Winter Wheat	Winter Wheat
3970	3.80	9.39	Ley	Ley	Winter Barley	Winter Wheat	Winter Wheat
3996	5.30	13.10	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Total	16.09	39.76					



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.

