

**For Sale by Informal Tender**

**Deadline: 8th August 2024, 12 Noon**

**Joint Agent:**



**PGM&CO.**

Chartered Valuation Surveyors & Estate Agents  
Agricultural & Fine Art Auctioneers

**Hall Farm, Upton, Gainsborough – 118 Ha (291 Ac)**

Upton, Gainsborough, Lincolnshire, Lincoln, DN21 5NQ

**BELL**



**LOT 3**



**LOT 4**



**LOT 4**

## Hall Farm, Upton, Gainsborough, DN21 5NQ

A rare opportunity to acquire a sizeable block of Grade III arable and permanent pasture with vacant possession lying either side of the village of Upton, near Gainsborough.

Available as a whole or in 8 Lots by Informal Tender (deadline 8<sup>th</sup> August 2024, 12 Noon). All land is available with vacant possession on 10<sup>th</sup> October 2024 with early entry possible.

### The Whole - 291.03 Acres

Guide Price - £2,470,000 (£8,487/ac)

### Lot 1 - 92.84 Acres Arable

Guide Price - £750,000 (£8,079/ac)

### Lot 2 - 3.85 Acres Permanent Pasture

Guide Price - £35,000 (£9,800/ac)

### Lot 3 - 14.01 Acres Permanent Pasture

Guide Price - £140,000 (£9,992/ac)

### Lot 4 - 1.721 Acres Brick Building and Yard

Guide Price - £200,000

### Lot 5 - 88.17 Acres Land

Guide Price - £675,000 (£7,656/ac)

### Lot 6 - 69.46 Acres Arable Land

Guide Price - £500,000 (£7,198/ac)

### Lot 7 - 15.62 Acres Arable Land

Guide Price - £125,000 (£8,004/ac)

### Lot 8 - 5.36 Acres Permanent Pasture

Guide Price - £45,000 (£8,487/ac)

## Location

The farm lies to the east and west of Upton, a medium village near to Gainsborough in Lincolnshire.

Postcode – DN21 5NQ

What3words - *///proclaims.below.soccer*

Gainsborough – 5 miles

Lincoln – 15 miles

## Lot 1 – 37.57 Ha (92.84 Acres)

Arable land amounting to 92.84 Acres lying east of Upton with access down the track from Church Road. The land is in 4 straightforward fields, with the River Till dividing two of the field parcels. There is mains water to the land and it is accessed down a private track. The soils in this block are productive having grown sugar beet and cereals with grass leys. Part of Lot 1 falls into the IDB area.

## Lot 2 – 1.56 Ha (3.85 Acres)

Permanent Pasture accessed via the private track leading east from Church Road. The field has a gated entrance and has been reseeded in recent years. There is potential for amenity, environmental, and equestrian use stpp.

## Lot 3 – 5.67 Ha (14.01 Acres)

A permanent pasture field close to the village with road frontage to both the High Street and Avenue B. There is potential for amenity, environmental and equestrian use stpp. There is a small pond and public footpaths that run through this Lot.

## Lot 4 – 0.70 Ha (1.721 Acres) Yard

A yard with Grade II listed red brick and pantile barn (c.115sqm) and further redundant brick barns with further open yard. There is a gated access and road frontage to High Street, Upton. The yard has houses either side and across the road and offers potential for development subject to planning. There is water and 3-phase electric to the yard. This lot is subject to Overage, see below.

## Lot 5 – 35.68 Ha (88.17 Acres)

Lying immediately west of Upton is a block of nine fields, mostly arable with two fields of permanent pasture. The fields are well hedged with three large and six smaller fields. There is road frontage and access from both the High Street and Padmoor Lane. The field fronting High Street has two ponds. There is mains water to Lot 5. Part of Lot 5 falls into the IDB area.

## Lot 6 – 28.11 Ha (69.46 Acres)

West of Lot 5 are four further arable fields accessed off Padmoor Lane. The land is Grade III and is partly under-drained. This lot falls into the IDB area. There is mains water to this lot.

## Lot 7 – 6.32 Ha (15.62 Acres)

A single square field of arable land to the north of Padmoor Lane.

## Lot 8 – 2.17 Ha (5.36 Acres)

A single square field of permanent pasture to the north of Padmoor Lane with mains water. The field is within the IDB area. Road frontage and gated access.

## GENERAL REMARKS

### The Land

The land is all Grade III on the MAFF Land Classification and is shown on the Soil Survey for England as: Wickham 2; Slowly permeable seasonally waterlogged fine loamy over clayey soils, fine silty over clayey and clayey soils.

The land is suited mainly to cereals, with sugar beet also grown.

### Drainage

There are under-drainage schemes in places. Parts of the holding are within the Upper Witham Internal Drainage Board management area, as indicated in the above description of each lot.

## Cropping

Past cropping is shown in the schedule below.

## Access

Lots 3, 4, 5, 6, 7 & 8 have road frontage with good access.

Lots 1 and 2 are accessed from a privately owned track, partly owned by LL83094, over which there is a right of way. Repair and maintenance obligations are unknown.

## Services

There is 3-phase mains electricity and water to Lot 4. There is mains water to Lots 1, 5, 6 & 8. Prospective purchasers should make their own enquiries on the suitability and connections to mains services.

## Rural Payments

The land is registered for the Basic Payment Scheme however no Entitlements nor Delinked Payments will be available. There is a Mid-Tier Countryside Stewardship agreement in place with grassland options and margins. This will be terminated on 31 December 2024 and the Tenant will retain payments. The purchaser will adhere to the scheme requirements until the end for 2024 and indemnify the outgoing Tenant. Further detail is available from the Agents.

## Outgoings

Some of the land lies within the Upper Witham Internal Drainage Board, with recent charges around £679.74 p.a. There are General Drainage Charges to the EA on the balance with recent charges around £134 p.a. Both of these will be apportioned appropriately.

## Designations

The land lies within a Nitrate Vulnerable Zone. Sections of the arable land lie within Flood Zones 2&3.

## Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the joint agents will be responsible for defining the boundaries or their ownership.



**LOT 6**

### **Title**

The land is registered under title LL292194 and LL297259.

### **Tenure**

The farm is sold freehold with vacant possession on 10<sup>th</sup> October 2024. The farm is currently let to P.Fotheringham Esq. and there is a surrender agreed. It has been under the careful husbandry of the Fotheringham family for three generations.

### **Holdover and Early Entry**

Possession is subject to Holdover at no charge for the grassland until 10<sup>th</sup> October 2024. There is the option of early entry on the arable land with details to be agreed.

### **Tenantright or Dilapidations**

There will be no claim for tenantright or dilapidations.

### **Planning**

The property is located within West Lindsey District Council and there is no recent planning history. The Central Lincolnshire Plan identifies Upton as a small village. The barn in the yard is Grade II listed.

### **Overage**

Lot 4 only is sold subject to an overage provision whereby the vendors and their successors in title shall be entitled to 50% of any uplift in value to the subject land as a result of the granting of planning consent for residential development, on each and every occasion for a period of 25 years from completion. The effective value based on the granting of planning consent on the date of consent being granted.

### **Rights of Way, Easements & Wayleaves**

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not. In particular there is a high-pressure gas pipeline (mainly Lot 6), electric wayleaves and public footpaths.



**LOT 7**



**LOT 2**

## Sporting, Timber & Mineral Rights

The timber, mineral and sporting rights are included in the sale so far as they are owned. They are in hand.

## VAT

It is understood that none of the land is elected for VAT.

## Viewing

Viewing of Lots 1, 2, 3, 5, 6, 7 & 8 is permitted during normal office hours when in possession of a set of these particulars. Parties viewing should note this is a working farm and they are responsible for their own safety and accordingly view at their own risk.

Viewing of Lot 4 is by appointment only with prior arrangement through either Agent.

## Method of Sale

The land is offered for sale freehold by informal tender as a whole or in lots (unless previously sold). All offers are subject to the tender conditions provided on the tender form and are to reach either Agent by 12 noon on 8<sup>th</sup> August 2024.

## Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

## Solicitors

Roythornes Solicitors  
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01775 842500

## Joint Agents

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Lot	RPA	Ha	Ac	Description	2024	2023	2022	2021
1	SK8786 6260	8.78	21.70	Arable	T.Grass	W.Wheat	W.Wheat	S.Beet
	SK8786 9258	8.16	20.16	Arable	S.Bly	W.Wheat	W.Wheat	Linseed
	SK8886 0474	6.77	16.73	Arable	S.Bly	W.Wheat	T.Grass	T.Grass
	SK8886 3176	13.86	34.25	Arable	S.Bly	W.Wheat	OSR	W.Wheat
		<b>37.57</b>	<b>92.84</b>					
2	SK8786 3864	1.56	3.85	P.Pasture				
3	SK8786 0541	5.67	14.01	P.Pasture				
4	Yard n/r	0.70	1.72	Building and Yard				
5	SK8586 9440	9.08	22.44	Arable	Fallow	S.Bly	W.Wheat	Linseed
	SK8586 9923	5.43	13.42	Arable	S.Bly	S.Bly	W.Wheat	W.Wheat
	SK8686 2051	2.44	6.03	Arable	S.Bly	S.Bly	W.Wheat	Linseed
	SK8686 2238	2.44	6.03	Arable	S.Bly	S.Bly	W.Wheat	Linseed
	SK8686 3855	2.36	5.83	Arable	T.Grass	T.Grass	T.Grass	T.Grass
	SK8686 4143	2.50	6.18	Arable	T.Grass	T.Grass	T.Grass	T.Grass
	SK8686 4630	6.77	16.73	Arable	S.Bly	W.Wheat	W.Wheat	W.Wheat
	SK8686 5847	2.32	5.73	P.Pasture				
SK8686 8135	2.34	5.78	P.Pasture					
		<b>35.68</b>	<b>88.17</b>					
6	SK8586 0825	5.17	12.78	Arable	S.Bly	OSR	W.Wheat	Linseed
	SK8586 1012	5.88	14.53	Arable	Fallow	OSR	W.Wheat	Linseed
	SK8586 4526	10.62	26.24	Arable	Fallow	S.Bly	Linseed	W.Wheat
	SK8586 7030	6.44	15.91	Arable	Fallow	W.Wheat	W.Wheat	Linseed
		<b>28.11</b>	<b>69.46</b>					
7	SK8486 9240	6.32	15.62	Arable	S.Bly	OSR	W.Wheat	Linseed
8	SK8586 9366	2.17	5.36	P.Pasture				
<b>Whole</b>		<b>117.78</b>	<b>291.03</b>					

These particulars were prepared in June 2024

### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

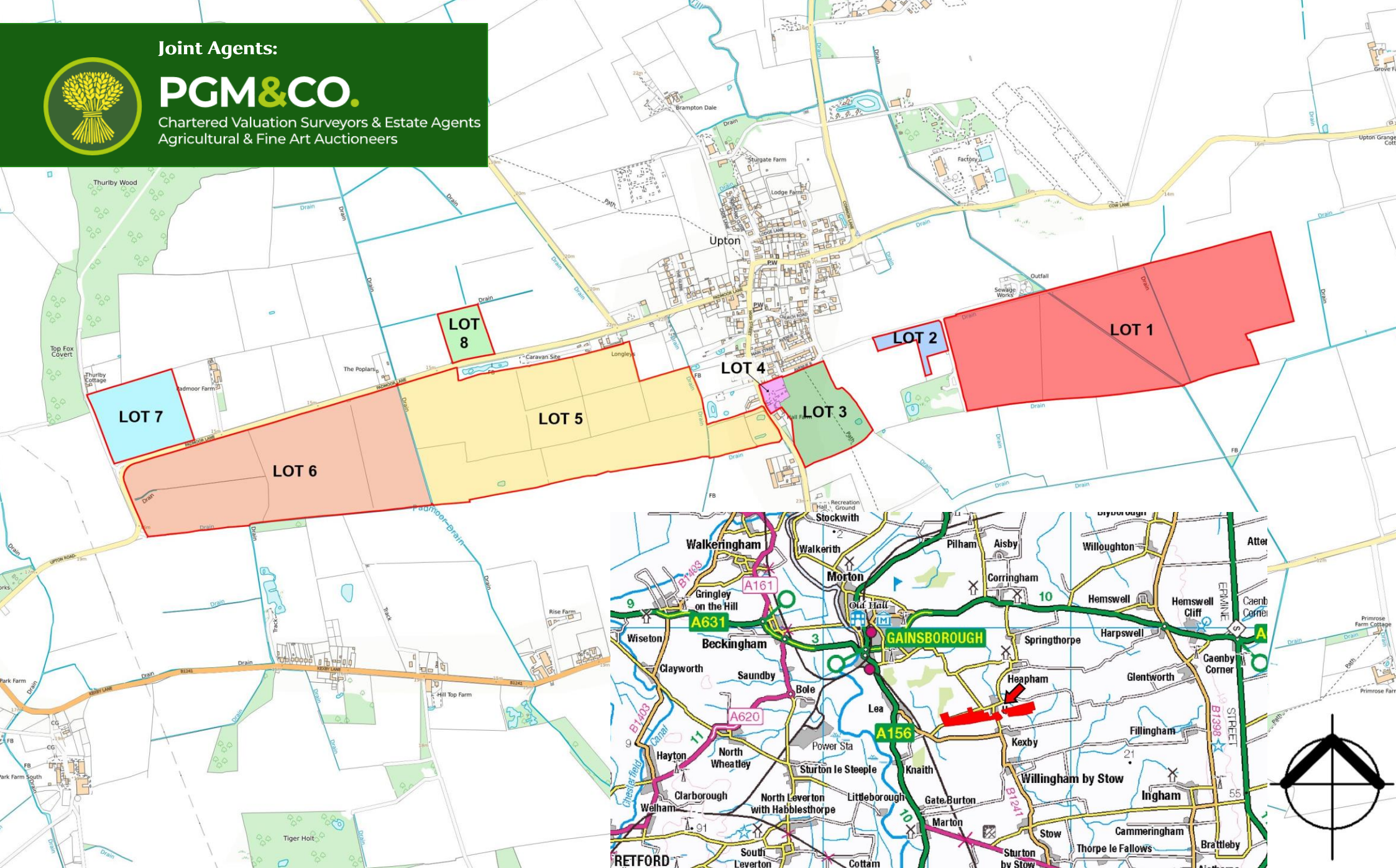
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Joint Agents:

**PGM&CO.**

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