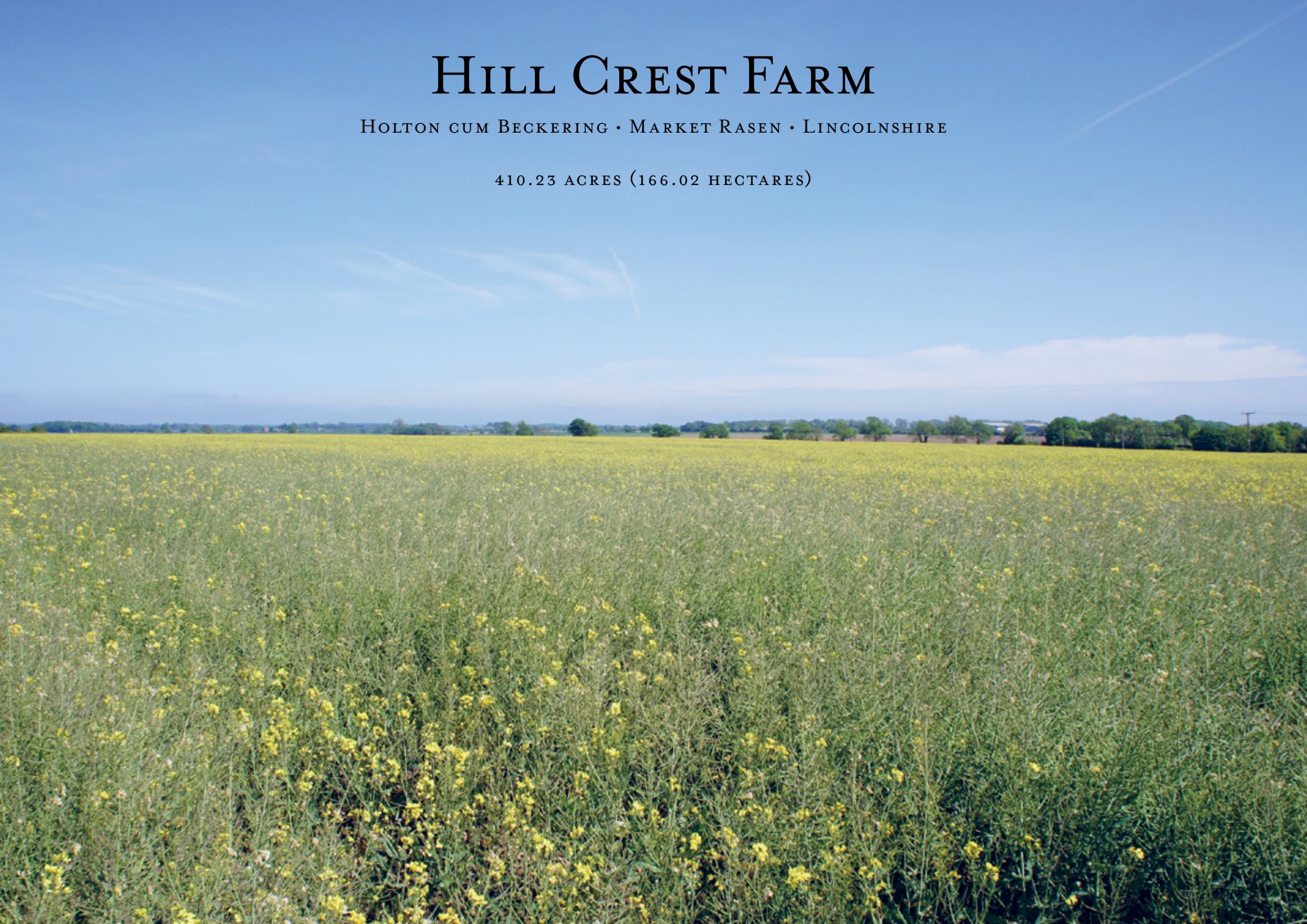


HILL CREST FARM

HOLTON CUM BECKERING • MARKET RASEN • LINCOLNSHIRE

410.23 ACRES (166.02 HECTARES)



HILL CREST FARM

A commercial block of productive farmland together with a useful grainstore and yard.

Location

The farm is located to the south of Holton cum Beckering, approximately 2 miles north of Wragby either side of the B1202 road.

Lot 1: 172.85 Acres (69.95 Hectares)

The land is accessed directly from the Holton cum Beckering to Wragby Road (B1202) and lies in one large field which is identified as being Grade 3 and of the Beccles 1 series, this being largely loamy over clayey soils.

Farm Buildings

- Grain and general purpose store (23m x 33.5m) divided into three sections and of steel frame construction with concrete floor and fibre cement roof.
- Grainstore with c.1000 tonnes capacity with central ventilated grain drying air tunnel and 50 HP centrifugal fan at each end.
- Two general purpose (23.2 m x 9.5 m each) lean-to stores with sliding doors, either side of the main span grainstore.

Lot 2: 237.38 Acres (96.07 Hectares)

Access is off the B1202 and from a track on third party land over which there is a Right of Access. The lot comprises 3 large fields in a single block.

General Remarks and Stipulations

Method of Sale, Tenure and Possession

The property is offered for sale by Private Treaty as a whole or in two lots with vacant possession on completion, subject to holdover.

Data Room

An online Data Room is available, which includes comprehensive information in relation to title, drainage plans, RLR maps, Basic Payment Scheme, current and past cropping and yield records.



Viewing

Strictly by appointment with the selling agents, Savills and Fisher German.

Services

The farmstead benefits from mains 3-phase electricity.

Nitrate Vulnerable Zone

The land is situated within a Surface Water Nitrate Vulnerable Zone and is subject to the usual restrictions.

Boundaries

The vendors and the vendors' agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but would not be bound to determine these. The purchaser(s) will satisfy themselves as to the ownership of any boundaries.

Environmental Stewardship Schemes

The land is not subject to any Agri-Environment Schemes.

Basic Payment Scheme

The vendors will retain the Basic Farm Payment for 2018. Entitlements will be included in the final sale price (plus any VAT if applicable) and the vendors will make best endeavours to transfer these to the purchaser(s) in time to allow the purchaser(s) to make a claim in the following claim year. The ingoing purchaser(s) will indemnify the vendors against any non-compliance from the date of completion until the end of 2018.

Ingoing Valuation

If completion takes place after harvest and the establishment of crops (autumn or spring), in addition to the purchase price, the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made upon completion at the figure assessed by the vendors' valuer based upon CAAV rates or contractor's rates where applicable and invoice costs of seed, fertiliser and sprays applied plus enhancement value.

Holdover

The vendors require holdover on the farm buildings for the storage of crops and for unharvested crops. Terms to be agreed between the vendors and purchaser(s).

Town & Country Planning

The land is offered subject to any development plans, Tree Preservation Orders, town planning schedules or resolutions which may or may not come into force. The purchaser(s) will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the land.

Disputes

Any disputes arising out of the boundaries or any point arising in the General Remarks or particulars, schedule, plan or interpretation of any questions, shall be referred to the arbitration of the selling agents whose decision acting as Expert shall be final. The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor(s) nor the vendor(s) agents will be responsible for defining the boundaries or ownership thereof.

Wayleaves, Covenants and Rights of Way

Details of the wayleave payments are included in the Data Room.

VAT

Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then such a tax will be payable by the purchaser(s).

Plans and Areas

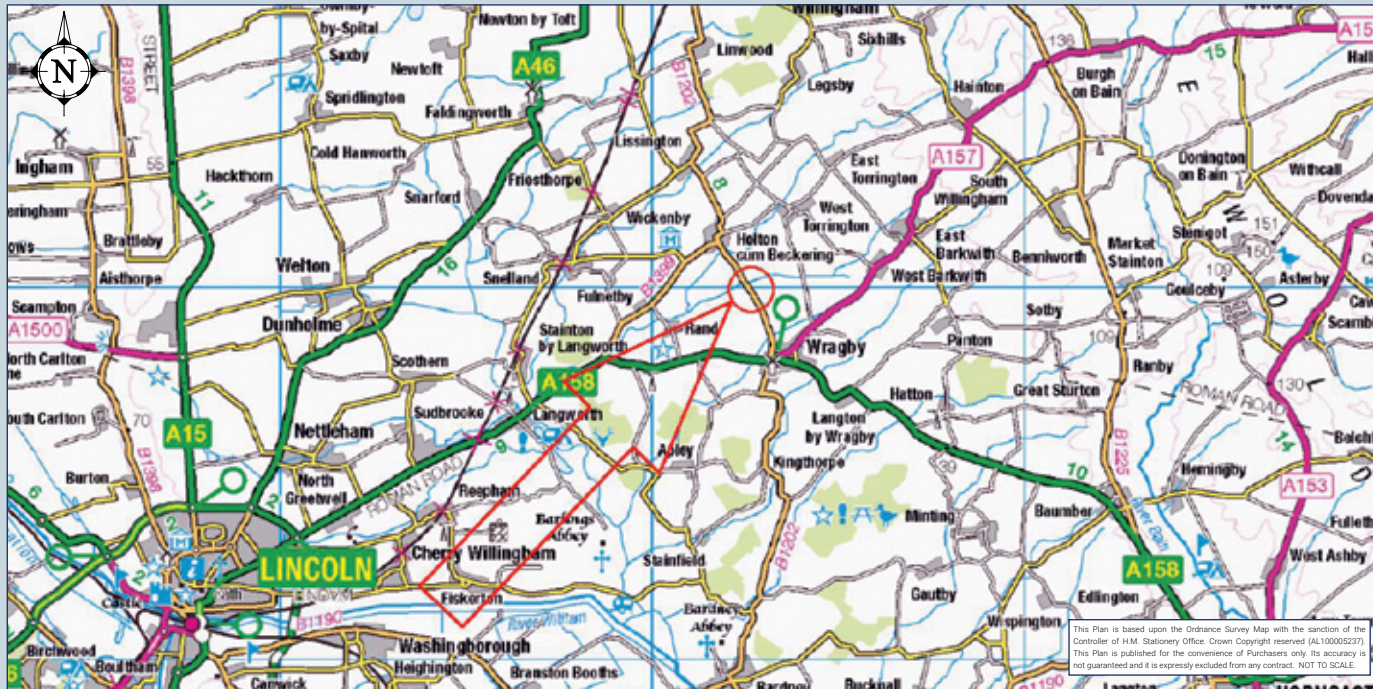
Areas and schedules on the plans attached to these particulars are based on the OS National Grid and are for reference only. The purchaser(s) must have satisfied themselves of the schedules. Large scale plans are available on request.

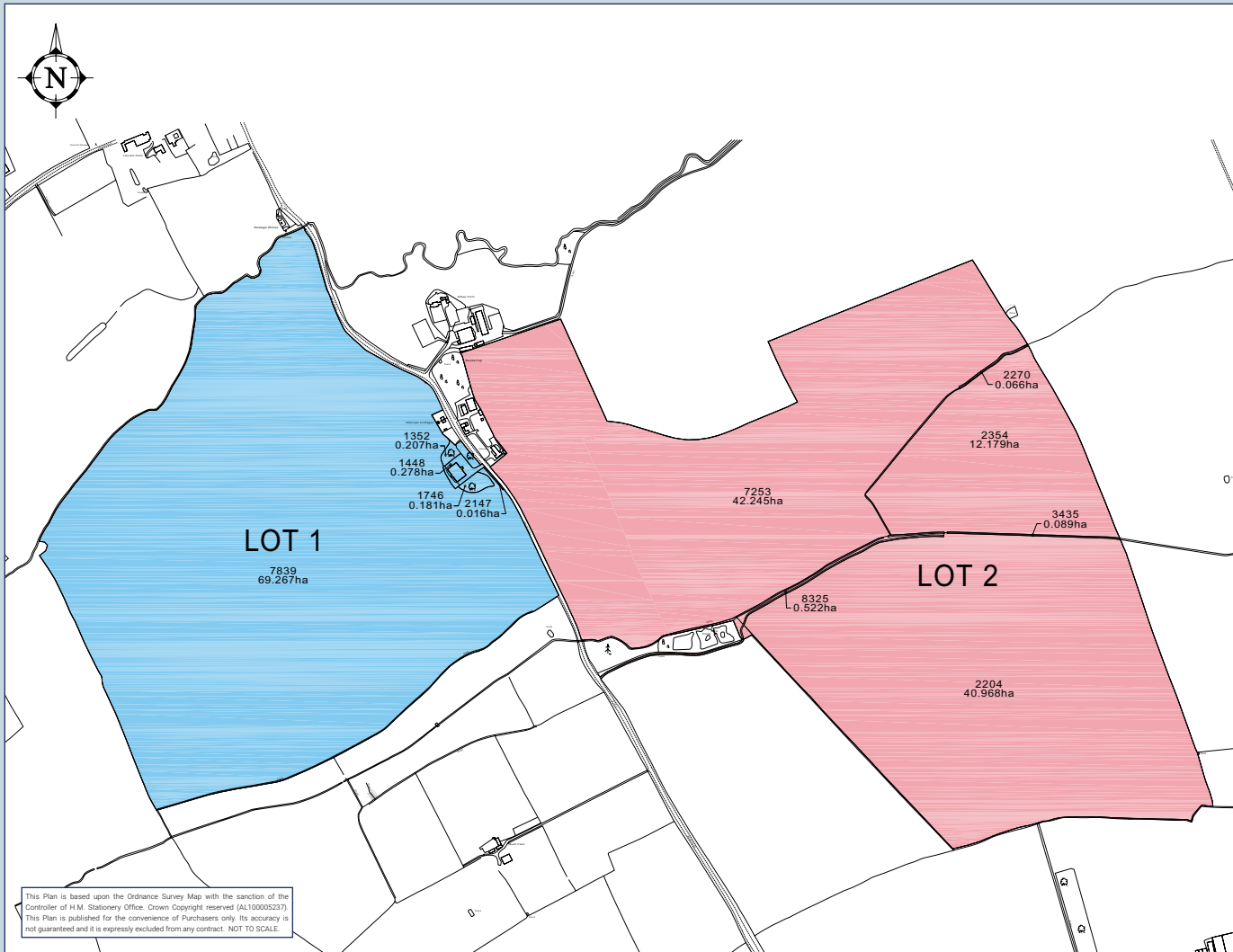
Drainage Charges and Outgoings

Drainage rates are payable in respect of the land to Witham Third District Internal Drainage Board.

Local Authority

Lincolnshire County Council
County Office
Newland
Lincoln
LN1 1YL.
01522 552222





Vendor's Solicitor

Catherine Harris
 Wilkin Chapman LLP
 The Maltings
 11 – 15 Brayford Wharf East
 Lincoln
 LN5 7AY
 01522 515929

Photography

The majority of the photographs for the farms were taken during May 2018.

Important Notice

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills or Fisher German have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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