



# BOOTHBY LODGE FARM

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BOOTHBY PAGNELL

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BOOTHBY PAGNELL • LINCOLNSHIRE • NG33 4DE

*Grantham 7 miles • Stamford 16 miles • Sleaford 16 miles  
(all mileages are approximate)*

## **An extremely well equipped commercial farming estate**

Boothby Lodge Farmhouse and Annexe

4,500 tonnes of modern on-floor grain storage

Productive rolling arable land which has benefitted from significant infrastructure investment

Strategically placed woodland benefiting a private shoot

**IN ALL ABOUT 1,525 ACRES (617 HECTARES)**

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

These particulars are intended only as a guide and must not be relied upon as a statement of fact.  
Your attention is drawn to the important notice on the last page of the text.

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## Introduction

Boothby Lodge Farm is a high quality commercial arable farm within a ring fence, including an attractive recently built farmhouse at its core along with modern grain storage.

The current owner has invested significantly in the general infrastructure of the farm, including the installation of new land drains under a significant proportion of the land. They have also enhanced the general amenity of the property with the support of an Entry Level / Higher Level Stewardship (ELS/HLS) Scheme.

The farm forms part of a wider farming business which has focussed on cutting edge farming methods, ensuring maximum efficiencies and exceptional soil husbandry.

The farmhouse was constructed in 2013 and comprises four bedrooms, two reception rooms, a breakfast kitchen, double garage, and a separate two bedroom annexe. The property benefits from a ground source heat pump and is subject to an Agricultural Occupancy Condition.

## Situation

The farm is located between the villages of Boothby Pagnell and Bitchfield in an attractive part of south Lincolnshire, approximately 7 miles south east of the market town of Grantham and 16 miles from the attractive and renowned town of Stamford. Grantham provides extensive shopping and educational facilities, with London Kings Cross approximately 68 minutes by train.







## Cropping History

Field Name	2017	2018	2019	2020
Extons	Winter OSR	W Wheat 1	Ext OWF	S Linseed
Corner Field	Winter OSR	W Wheat 1	Ext OWF	S Linseed
Lodge Field	Winter OSR	W Wheat 1	Ext OWF	S Linseed
Roundhills	Perm Pasture	Perm Pasture	Perm Pasture	Perm Pasture
Big Red Hill	Ext OWF	S Linseed	W Wheat 1	Winter OSR
Ark Lane	Ext OWF	S Linseed	W Wheat 1	Winter OSR
Bottom Wood	Ext OWF	S Linseed	W Wheat 1	Winter OSR
Park	Ext OWF	S Linseed	W Wheat 1	Winter OSR
Drier	Ext OWF	S Linseed	W Wheat 1	Winter OSR
2nd Scotland	Spring Barley	Winter OSR	W Wheat 1	Spring Barley
1st Scotland	Spring Barley	Winter OSR	W Wheat 1	Spring Barley
Big Scotland	Spring Barley	Winter OSR	W Wheat 1	Spring Barley
Big Mnt Farm	Spring Barley	Winter OSR	W Wheat 1	Spring Barley
Big Mnt Top	W Wheat 1	Ext OWF	S Linseed	W Wheat 1
Wheelers	W Wheat 1	W Wheat 2	S Linseed	W Wheat 1
Copse	W Wheat 1	Ext OWF	S Linseed	W Wheat 1
Top Platts	W Wheat 1	W Wheat 2	Winter OSR	W Wheat 1
Bottom Platts	W Wheat 1	W Wheat 2	Winter OSR	W Wheat 1
Scullery Lane	W Wheat 1	W Wheat 2	Winter OSR	W Wheat 1
Big Glen	W Wheat 2	Winter OSR	W Wheat 1	Ext OWF
Little Glen	W Wheat 2	Winter OSR	W Wheat 1	Ext OWF
Robinsons	W Wheat 2	Winter OSR	W Wheat 1	Ext OWF
Upper Bridge	Temp Grass	Temp Grass	Temp Grass	Temp Grass
Lower Bridge	Temp Grass	Temp Grass	Temp Grass	Temp Grass
Corby Road	W Wheat 2	Winter OSR	W Wheat 1	Ext OWF
Lower Berryshire	W Wheat 2	Winter OSR	W Wheat 1	Beans Dried W
Berryshire	Ext OWF	S Linseed	W Wheat 1	Winter OSR
Mudwells	W Wheat 2	Winter OSR	W Wheat 1	Ext OWF
Seato	Ext OWF	Spring Barley	Winter OSR	W Wheat 1
Bell Hooks	W Wheat 2	Winter OSR	W Wheat 1	Ext OWF
Lower Scl	W Wheat 2	Winter OSR	W Wheat 1	Ext OWF
Roadside	W Wheat 1	Spring Barley	Winter OSR	W Wheat 1
Sandmill	W Wheat 1	Spring Barley	Winter OSR	W Wheat 1
Spinney Field	W Wheat 1	Spring Barley	Winter OSR	W Wheat 1
Witherns	W Wheat 1	Spring Barley	Winter OSR	W Wheat 1
Kirk Hill	W Wheat 1	Spring Barley	Winter OSR	W Wheat 1
Far Field	W Wheat 1	Spring Barley	Winter OSR	W Wheat 1



The farmland extends to 1,525 acres (617 hectares) in total, with the majority of the land being in a combinable crop rotation.

Local roads, along with farm tracks, provide good access to the whole farm. The land has been extensively under drained where necessary in the last 5 years and the fields are of a commercial size suited to modern farming methods.

The land is classified by the Agricultural Land Classification of England and Wales as being Grade 3. The soil map of England and Wales classes the soils as predominantly Ragdale which is chalky till, and Elmtun 3 which is Jurassic limestone and clay. As part of the business' drive to maximise efficiencies and production, the soils are tested and mapped every 4 years to measure magnesium, phosphate and potassium indices and pH levels, allowing for Variable Application Rates across the farm.

The area currently in arable production extends to approximately 1,426.87 acres (577.45 hectares) with 31.85 acres (12.89 hectares) of pasture (some temporary) and 53.14 acres (21.50 hectares) of woodland.

Cropping has been based around a traditional cereal rotation of wheat and oilseed rape, with linseed and beans often also included in the rotation.

The farm is subject to an Entry Level / Higher Level Stewardship Scheme which runs until 31<sup>st</sup> December 2021.





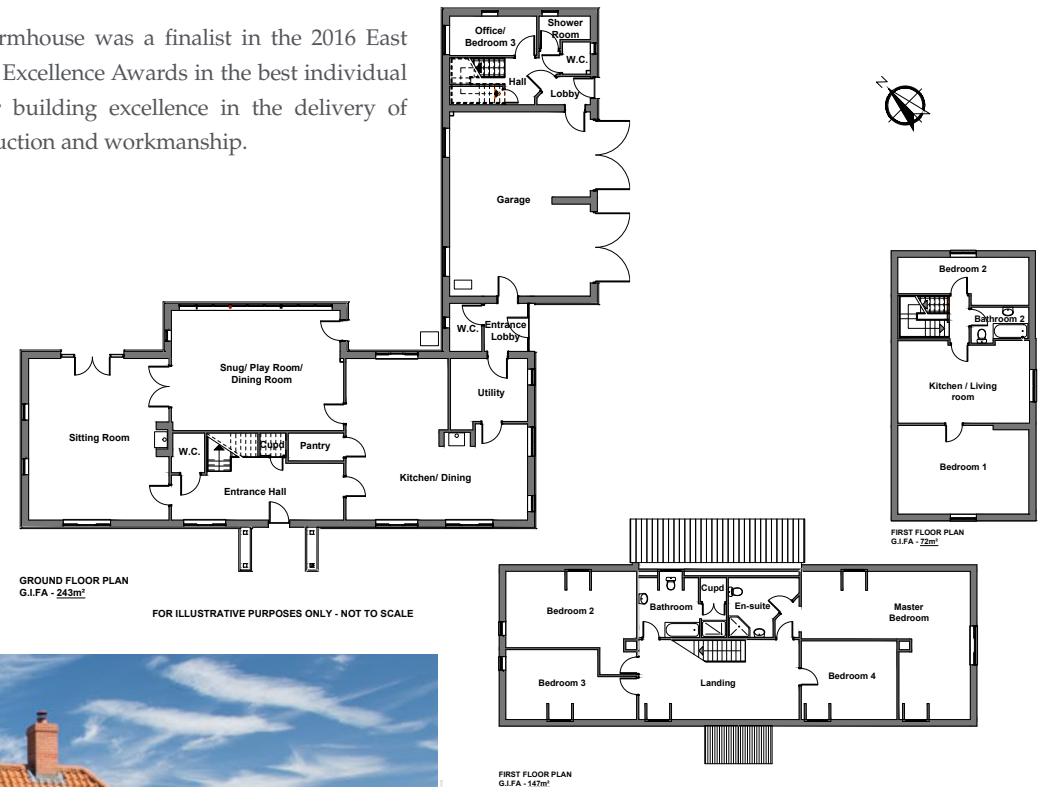


## Boothby Lodge Farmhouse

Boothby Lodge Farmhouse and farm buildings are approached through electric gates off the B1176 Boothby Pagnell to Bitchfield Road. Built in 2013 and extending to approximately 4,972 square feet (462 square metres) (including the annexe), the farmhouse is a well presented and spacious four bedroom family home with plentiful living accommodation and a double garage sitting in expansive lawns and bordered by hedges and maturing trees. Approached from its own driveway leading through estate style bespoke metal gates, the farmhouse benefits from underfloor heating to the ground floor and double glazing throughout with triple glazing in the master bedroom. Adjoining the farmhouse is the two bedroom annexe with its own kitchen and living space.

The farmhouse and annexe are subject to an Agricultural Occupancy Condition restriction and benefit from a ground source heat pump which is subject to Renewable Heat Incentive (RHI) payments.

Boothby Lodge Farmhouse was a finalist in the 2016 East Midlands Building Excellence Awards in the best individual home category for building excellence in the delivery of outstanding construction and workmanship.











### Boothby Lodge Farm Buildings

Located to the south of the farmhouse, the farm buildings consist of a six bay 'Beckside' grain store with insulated roof, electric roller shutter doors and capacity to store approximately 4,500 tonnes; of which 3,000 tonnes is provided with on floor drying, 'Welvent' stirrers and four 50hp drying fans. The two eastern most bays are more recently built and can be utilised as fertilizer or machinery storage or workshop with the first bay benefiting from a central dividing wall and roller shutter doors to both the front and rear elevations.

To the front of the grain stores is a large concrete apron and a 50 tonne weighbridge. There is a chemical store, spray tank and workers WC to the rear of the grain stores.

### The Land

Situated between the villages of Boothby Pagnell, Bitchfield and Ingoldsby, the land extends to about 1,525 acres (617 hectares).

The land is predominantly arable, interspersed with parcels of woodland and coppices along with strategically placed covers which form part of the Entry Level / Higher Level Stewardship Scheme.

The land slopes gently down from Ingoldsby Wood at the eastern end of the lot to the West Glen River and then up to the western boundary towards Bassingthorpe.

The land is well serviced by public roads and internal hardcore tracks. The majority of the fields, where necessary, include combine header width gateways to ease movement across the farm.

A permissive footpath runs from Ingoldsby Wood through to Boothby Pagnell village.









## General Remarks and Stipulations

### Post Code

NG33 4DE

### Method of Sale

Boothby Lodge Farm is being offered for sale by Private Treaty as a whole.

### Tenure and Possession

The farm is to be sold freehold with vacant possession on completion.

### Exchange of Contracts and Completion

A 10% deposit will be payable on exchange of contracts. Completion is to be agreed between parties.

### Data Room

Further information about Boothby Lodge Farm can be found on the online data room. Please contact the selling agents should you wish to access this information.

### Sporting, Minerals and Timber

Insofar as they are owned, rights of sporting, minerals and timber are included in the sale.

### Fixtures and Fittings

Unless described in these sales particulars, all fixtures and fittings are specifically excluded from the sale.

### Ingoing Valuation

In addition to the purchase price, the Purchaser will be required to pay for any growing crops established for the 2019/20 harvest along with any other acts of husbandry at cost, and any other items normally paid at ingoing.

Enhancement will be payable from 1st January on crops established in 2019 for the benefit of the 2020 harvest, calculated on monthly basis. No claim will be allowed for dilapidations or any other matters.

Please refer to the selling agents for further details.

### Basic Payment Scheme

The farmland is registered with the Rural Payments Agency for the Basic Payment Scheme and all the relevant Basic Payment Scheme Entitlements will be included in the sale. The claim for the current year will be retained by the Vendor and the Vendor agrees to use all reasonable endeavours to transfer the Entitlements for future claims to the Purchaser. Full details of the Basic Payment Scheme are included in the data room.

### Entry Level / Higher Level Stewardship Scheme

The majority of the land, amounting to approximately 1,520.61 acres (615.37 hectares), is registered under an Entry Level/Higher Level Stewardship Scheme, due to expire on 31<sup>st</sup> December 2021. Further details of this scheme are available from the selling agents. The Purchaser will be required to take over the scheme and indemnify the Vendor against any non-compliance.

### Sporting Rights

The shooting rights have been let on a licence for a number of years to the same tenant and have been let for the 2019/2020 season. There are a number of drives across the farm which can present some testing birds.



Designations

The Round Hills earthwork, a Scheduled Monument amounting to 2.037 hectares, is situated to the north of Ingolsby Wood. LIST UID: 1005039.

The land is all within a surface water Nitrate Vulnerable Zone.

Land Drainage

The majority of the land has been under drained and there is a comprehensive collection of drainage plans that can be made available for viewing on request.

Energy Performance Certificates

Boothby Lodge Farmhouse and Annexe is rated C.

Planning

The farm is offered subject to any current or past development plans, Tree Preservation Orders, town planning schedules, applications, permissions and resolutions which may be or may come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Services and Council Tax

	Mains Electricity	Mains Water	Private Drainage	Heating	Council Tax Band
Boothby Lodge Farmhouse	✓	✓	✓	GSHP	F
Boothby Lodge Farmhouse Annexe	✓	✓	✓	GSHP	A
Grain stores	✓	✓		Propane Gas	

Covenants, Rights of Way and Restrictions

The farm is offered for sale subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. A number of footpaths and various rights of way run through the land.

Boundaries, Plans, Areas, Schedules and Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as expert shall be final.

Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the farm buildings.

Holdover

The Vendor reserves a right to manage, store and load the harvested crop in the grain stores until 31<sup>st</sup> March 2020.

TUPE

No employees will transfer to the Purchaser under TUPE.

Local Authority

South Kesteven District Council  
St Peters Hill  
Grantham  
Lincolnshire  
NG31 6PZ

Solicitors

Forsters LLP  
31 Hill Street  
Mayfair  
London  
W1J 5LS

FAO Polly Reeve

Viewing

Strictly by appointment with the selling agents.

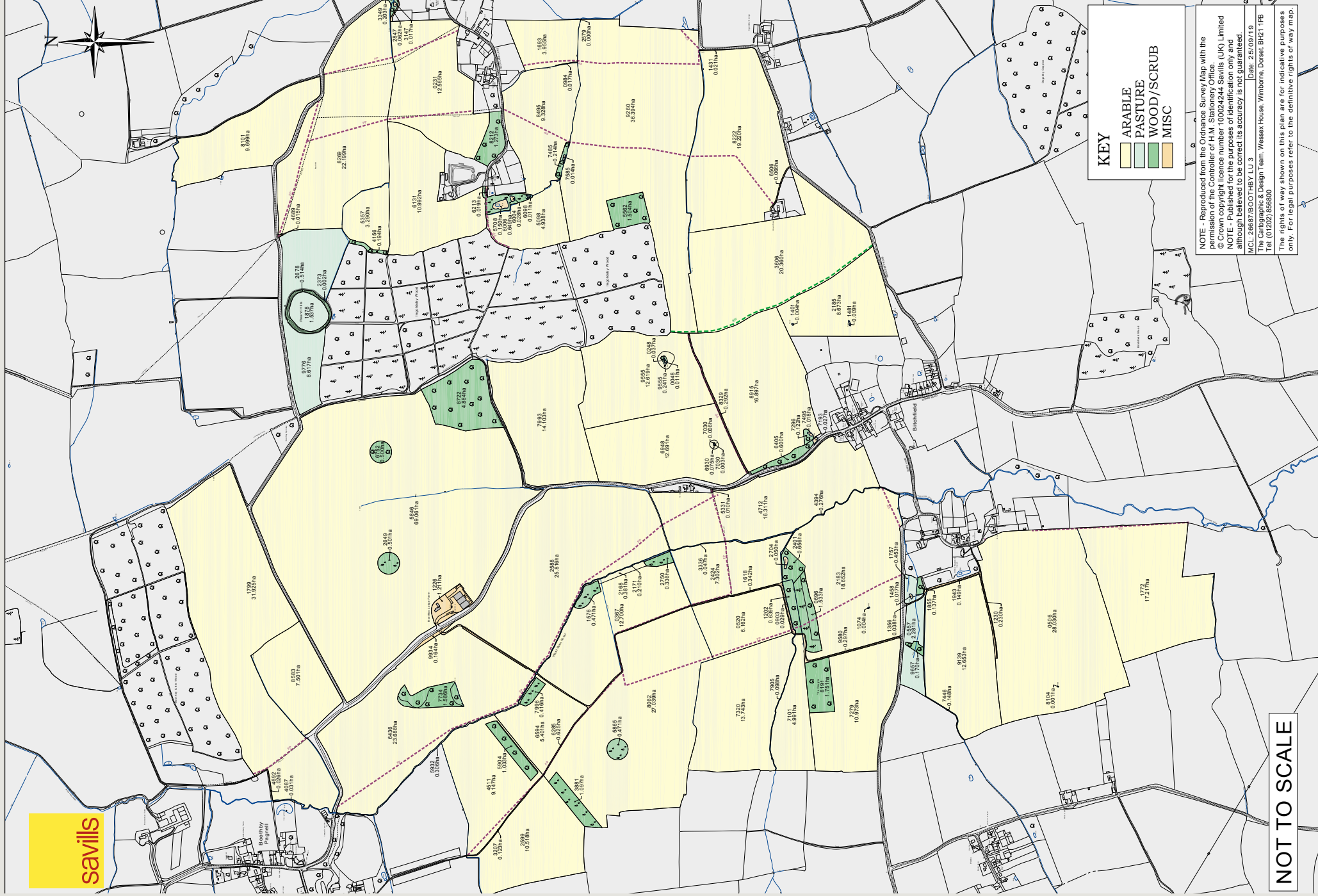
VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.









NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.  
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 NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.  
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 Date: 26/09/19







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