

The logo for Rainthorpe Farms features a large, stylized, light-colored letter 'R' on the left. To its right, the word 'Rainthorpe' is written in a serif font, with the 'R' overlapping the first few letters. Below 'Rainthorpe', the word 'Farms' is written in a similar serif font, also overlapping the 'R'.

LINCOLNSHIRE

3,204.04 Acres (1,296.66 Hectares)

Rainthorpe Farms

LINCOLNSHIRE

Lincoln 7 miles ~ Newark 23 miles

(Distances are approximate)

An Exceptional Rural Investment

Highly commercial and well known Lincolnshire arable farm created over three generations, located on the edge of the villages of Welton, Scothern, Snelland, Wickenby, Holton cum Beckering, Snarford and Faldingworth.



Commercial farming operation, partly irrigated (abstraction licence for 5,683 cubic metres) and suitable for flexible cropping, Grade 2 and 3 arable land.



Extensive modern farm buildings with 9,300 tonnes of grain storage including a new 5,000 tonne on floor store and a combination of further on floor stores and bin storage facilities.



Five cottages let on Residential Tenancies.



Established Shoot.

IN ALL ABOUT 3,204.04 ACRES (1,296.66 HECTARES)

Available as a whole or in 7 principal and sub lots.

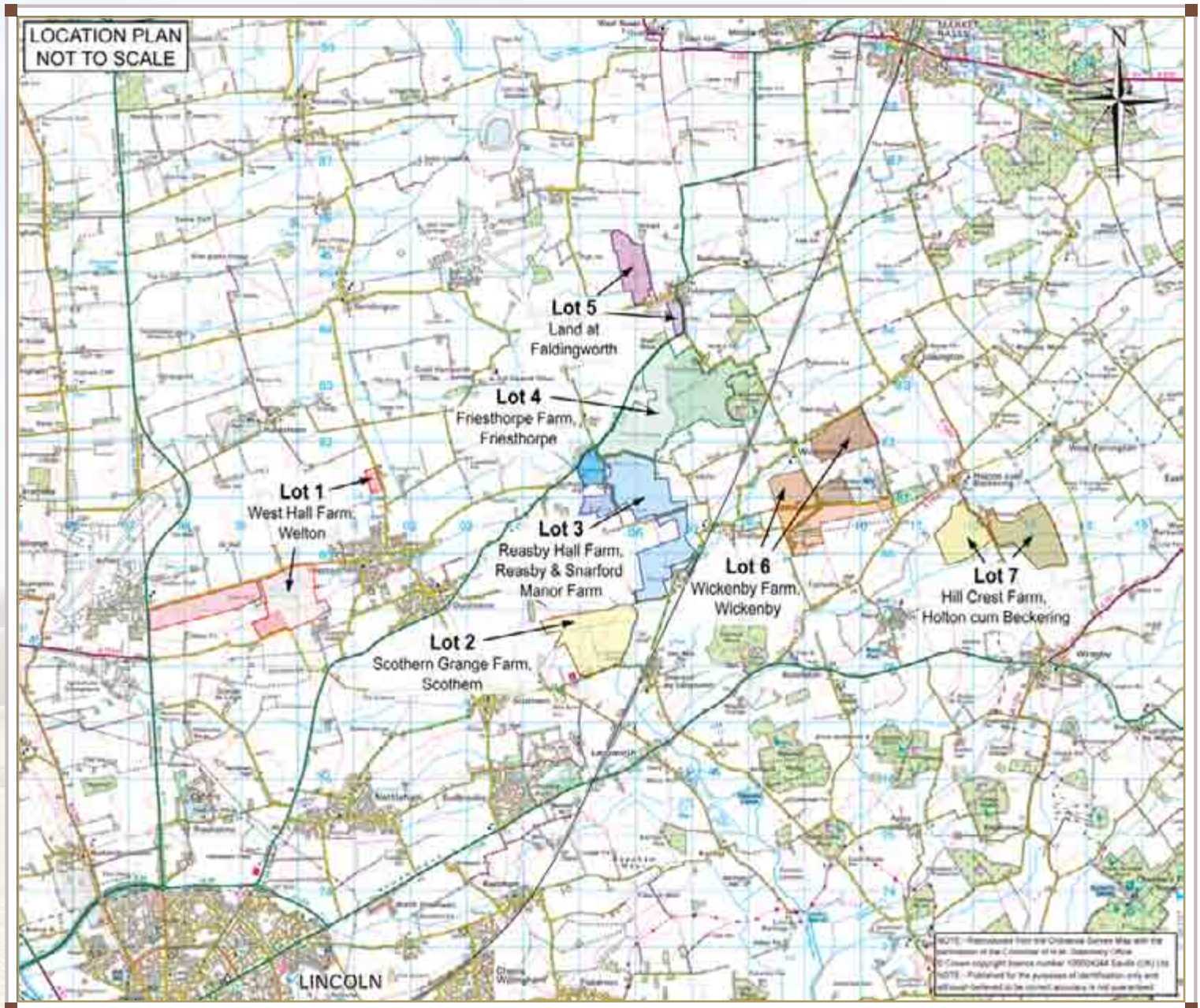


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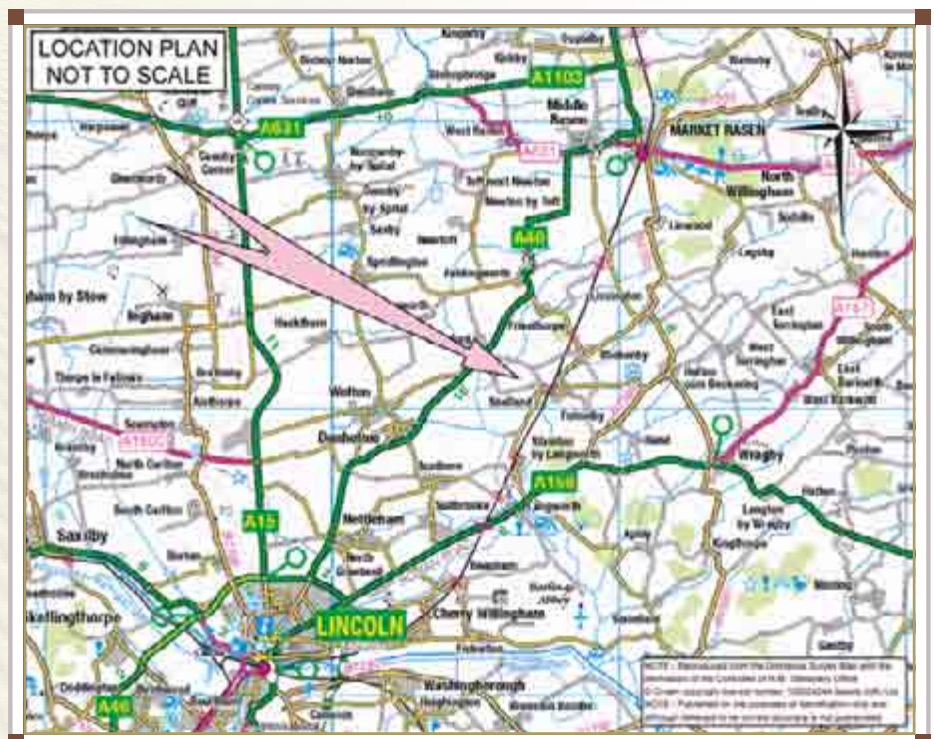


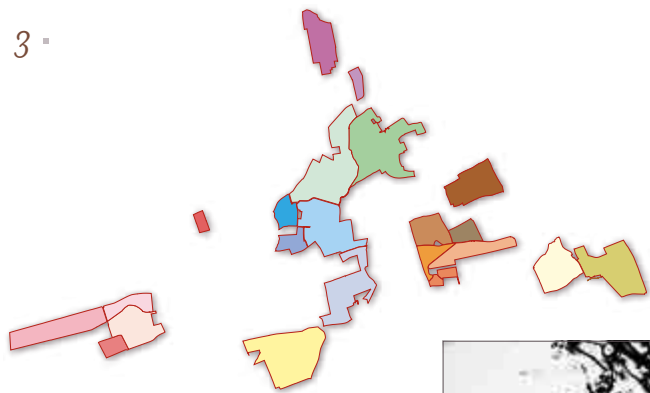
LOCATION

Rainthorpe Farms comprises a diverse commercial farming enterprise well serviced by extensive farm buildings and residential dwellings. It is divided into a series of farms and bare landholdings located near to a number of villages to the north and east of Lincoln City including Welton, Scothern, Snelland, Wickenby, Holton cum Beckering, Snarford and Faldingworth. The majority of the farmland is situated 7 miles to the north of Lincoln City and 23 miles from Newark to the south west.

Lincoln is a cathedral city, offering an excellent range of facilities and amenities including boutique shopping in the cathedral quarter along with a wide range of restaurants and public houses. The University of Lincoln, which was established over 22 years ago, is situated in the heart of the city.

Mainline rail facilities are available from both Newark and Grantham, offering an electric line service to London Kings Cross. The farm is also within close proximity to a number of good Grammar and private schools.





...A FASCINATING HISTORY WITH
THE CURRENT FARM HAVING BEEN
DEVELOPED OVER THREE GENERATIONS
OF THE RAINTHORPE FAMILY...

INTRODUCTION

Rainthorpe Farms, as well as being one of the largest commercial farming enterprises on the outskirts of Lincoln City, is also one of the most established, having been created over a number of generations and now comprising landholdings extending to over 3,204 acres (1,296 hectares). The opportunity to purchase a farming business of this scale and quality is very rare and it is certainly one of the largest commercial arable holdings to come to the open market in Lincolnshire in the last 20 years.

The farm is likely to appeal to purchasers looking to acquire an established large scale commercial arable farm or indeed to others looking to acquire smaller parcels of land as investments or to add to their existing holdings.

The farm is well served with residential dwellings and farm buildings, with grain storage facilities being located within easy access of most of the major land parcels.



HISTORY

Rainthorpe Farms has a fascinating history, with the current farm having been developed over three generations of the Rainthorpe Family, whose pioneering achievements include the strategic acquisition of farms and land parcels and a detailed investment programme of under drainage, field amalgamation to increase the scale and allow for extensive use of modern farm machinery techniques, the establishment of new grain drying and farm building facilities which even attracted the interest of the Sandringham Estate.

After being a tenant farmer at Saxby, near Lincoln, Jim Rainthorpe OBE bought West Hall Farm at Welton in 1947. By 1971 he had acquired land and holdings at nine other sites, taking the acreage close to its current size.

On Saturday 28th July 2012 Helen Rainthorpe helped set a new Guinness World Record with over 50 Case IH Quadtracs working in the same place at the same time.



SUMMARY OF LOTS

Lot	Description of Property	Acres	Hectares
1 (A – E)	West Hall Farm, Welton, Lincoln	494.83	200.26
2	Scothern Grange Farm, Scothern	330.62	133.81
3 (A – D)	Reasby Hall Farm, Reasby and Snarford Manor Farm, Snarford	586.44	237.33
4 (A – B)	Friesthorpe Farm, Friesthorpe	676.56	273.78
5 (A – B)	Land at Faldingworth	175.63	71.08
6 (A – F)	Wickenby Farm, Wickenby	529.73	214.38
7 (A – B)	Hill Crest Farm, Holton cum Beckering	410.23	166.02
TOTAL		3,204.04	1,296.66

Associations. The description of these soil types is as follows:

Elmton 1 ~ Jurassic limestone with shallow well drained brashy calcareous fine loamy soils over limestone. Suitable for cereals, sugar beet and potatoes.

Beccles 1 ~ chalky till which is slowly permeable seasonally waterlogged fine loamy over clayey soils. Suitable for winter cereals and some potatoes.

Blackwood ~ glacio fluvial drift which is deep permeable sandy and coarse loamy soils. Suitable for cereals, potatoes and sugar beet.

The majority of the land has been under drained in the past (drainage plans available in the Data Room) and Lot 1 has the benefit of an abstraction licence for 5,683 cubic metres from Welton Beck, which is located at the eastern end of lots 1B & 1C. Further details are available in the Data Room.



FARM COTTAGES

The farm is well served with a series of cottages located at Scothern, Snarford and Friesthorpe. All of the cottages are currently let on residential tenancies.

THE FARMLAND

The farm focuses on traditional arable production systems, including cereal cropping with oilseed rape, sugar beet and potatoes (both grown by neighbouring farmers under licence), spring beans and peas. Over the years there has been a significant investment in increasing the efficiencies of the farm, including the amalgamation of field enclosures and installation of under drainage. Some of the field enclosures are now in excess of 200 acres in size, making them very efficient for the use of modern farming machinery.

The land is shown on the MAFF land grading plans as classified as both Grades 2 and 3 (the majority being Grade 3). The Soil Survey of England & Wales describes the soil types as coming under the Elmton 1, Beccles 1 and Blackwood Soil

THE FARM BUILDINGS

The farm has 9,300 tonnes (excluding the bins at Snarford Farm) of grain storage, including a new on floor store which was constructed 6 years ago at Reasby Hall Farm (Lot 3) with a capacity of over 5,000 tonnes of storage. Further on floor stores and bin storage facilities, workshop stores and implement/fertiliser buildings are located within easy access of the other major land parcels.

WOODLAND / SPORTING

The farms, although they are very commercial in nature, do include small areas of woodland and ponds which benefit the wildlife. The shooting rights are let to two established shoots until the end of the 2018/19 season over land at Friesthorpe and Wickenby.

LOT 1
WEST HALL FARM,
WELTON

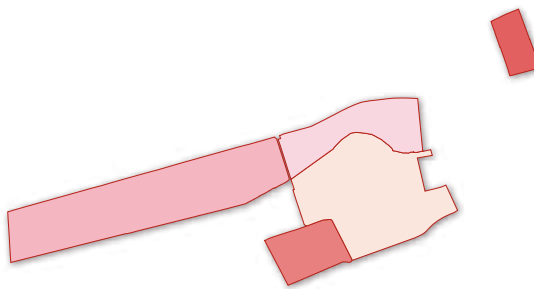
494.83 Acres (200.26 Hectares)

West Hall Farm is located to the north of Lincoln and to the east of the A15, comprising an excellent block of undulating Grade 2 arable land with an underground irrigation system and abstraction licence.

Please note that the vendor owns adjoining land and property known as West Hall Farmhouse and will be retaining the yard, farm buildings and drive to the north. The farm buildings may be available to lease by separate negotiation.

The area hatched blue on the plan will be subject to a development overage from the date of completion for a period of 50 years at 25% of any uplift in value arising out of development for non-agricultural and non-private equestrian use.

The area hatched green will be subject to a restriction preventing the use of the land for the keeping of pigs and poultry and erection of buildings.



LOT 1A

195.75 Acres (79.22 Hectares)

A long rectangular arable field with access from the north off the Welton Road.

LOT 1B

71.29 Acres (28.85 Hectares)

Arable field situated immediately to the west of the village of Welton which is gently undulating in nature and is accessed off the Welton Road.

LOT 1C

162.37 Acres (65.71 Hectares)

A parcel of arable land located to the south west of Welton village and accessed off the



Dunholme Road via a hard surfaced roadway. Included within this lot is a former bunker (OS Grid Reference – SK99687894) which originally formed part of the old Dunholme airfield.

LOT 1D

43.42 Acres (17.57 Hectares)

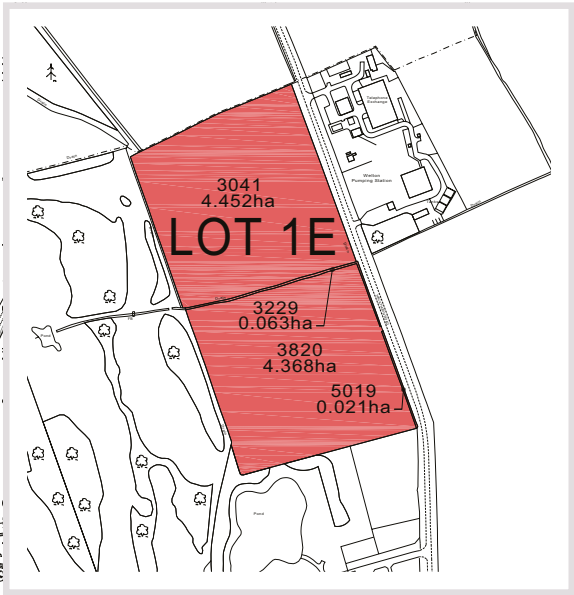
An arable field which benefits from direct access off the Dunholme Road via a private hard surfaced roadway.

LOT 1E

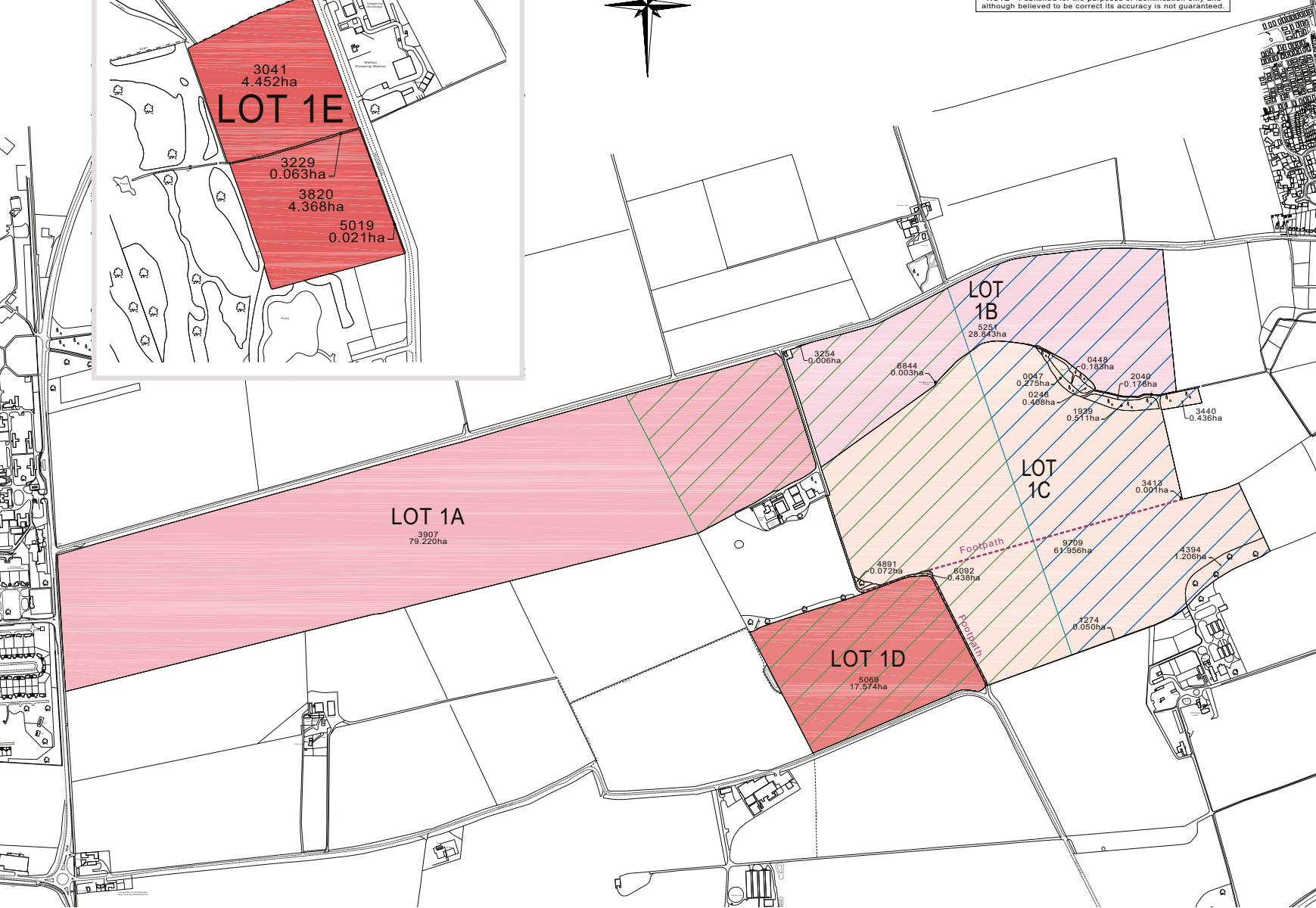
22.00 Acres (8.90 Hectares)

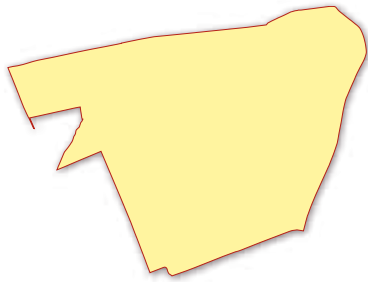
A rectangular arable field situated immediately to the north of Welton village and accessed directly off the public highway.





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LOT 2

SCOTHERN GRANGE FARM, SCOTHERN

330.62 Acres (133.81 Hectares)

Scothern Grange Farm is situated immediately to the east of Scothern village and is accessed from the public highway via an internal roadway leading directly to the dwellings and farm buildings.

Scothern Grange Farm is a compact arable holding which has the benefit of a pair of cottages known as 1 and 2 Scothern Grange Cottages which are constructed of rendered brick under a pantile roof and are located towards the centre of the holding.

The Cottages:

1 Scothern Grange Cottage comprises a 2 bedroom property which is let under an Assured Shorthold Tenancy.

2 Scothern Grange Cottage has 2 bedrooms and is let under an Assured Shorthold Tenancy.



The farm buildings comprise:

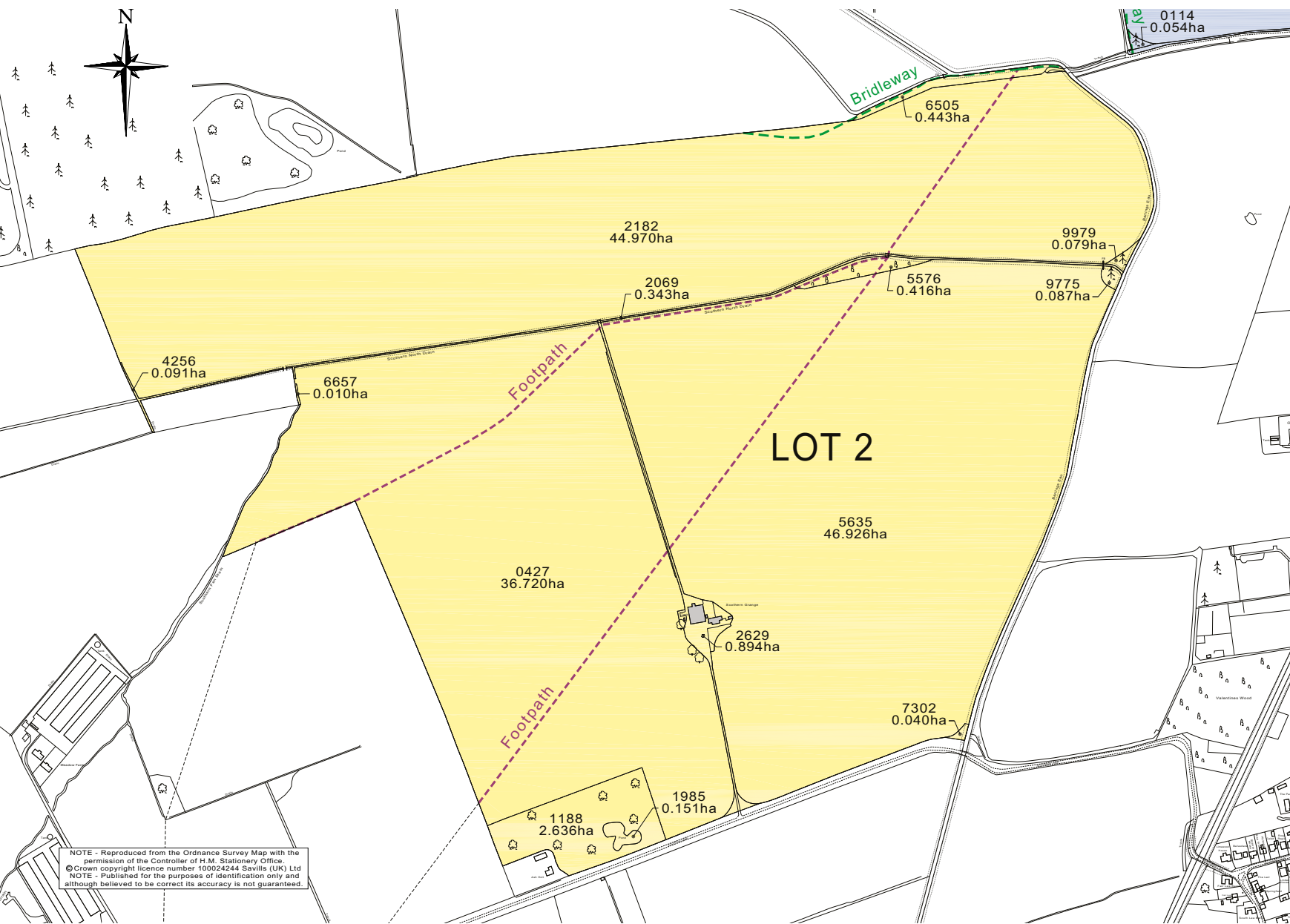
Grain and general purpose store (27.5 m x 24.65 m) constructed of a steel portal frame with double skin insulated fibre cement roof. It is split as follows:

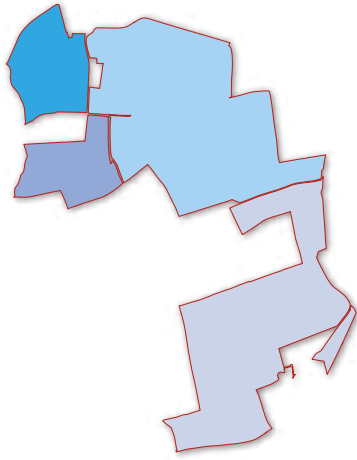
- Grainstore, 1,000 tonnes (27.5 m x 17.0 m) with hardwood drive - on drying floor, timber retaining walls, air tunnel and Typhoon 60 HP centrifugal fan.
- General purpose (27.5 m x 7.65 m) with concrete floor and block walls.

The farmyard has a concrete loading ramp. There is a 5,000 litre bunded diesel tank with pump along with a crop sprayer washing bay with biobed.

The farmland is classified as Grade 3 and is accessed via a central spine road. There is a pond and nature reserve in an area at the south western end of the farm.







LOT 3

REASBY HALL FARM, REASBY AND SNARFORD MANOR FARM, SNARFORD

586.44 Acres (237.33 Hectares)

Reasby Hall and Snarford Manor Farms form the core of the principal holding and are located between the hamlets of Reasby, Snarford and Snelland. This holding has the benefit of a 4 bedroom cottage and two farmyards, offering extensive grain storage, workshop and storage facilities.

Please note that Reasby Hall, Reasby Lodge Cottage and the immediate gardens, grounds and ancillary farm buildings are not included in the sale.

The vendor will retain a right of way to access the retained buildings and dwellings.



LOT 3A

REASBY HALL FARM BUILDINGS AND FARMLAND

214.31 Acres (86.73 Hectares)

The main infrastructure and principal farm buildings are located here and the farmyard is accessed via a hard surfaced roadway leading directly off the Stainton by Langworth to Snelland public highway to the south.

The farm buildings comprise:

- Grainstore (72 m x 30 m, 7.5 m to eaves), with 5,000 tonne capacity. This building was erected by KW Timmins & Sons in 2012. It is constructed of a galvanised steel portal frame, concrete sectional grain walling to 3.66 m height and fibre cement sheet roof and wall cladding. The building is divided into 4 grain storage bays with central loading area. Each grain storage area has a hardwood drive on floor capable of storing 1,250 tonnes.



There is an air tunnel from each end of the building servicing the 4 drying bays with duplex 36 KW axial flow fans and gas-fired heater banks.

The building is accessed via two 6m x 6m electric roller shutter doors to the central loading area.

The building has a 120 KWP photovoltaic solar system mounted on the south west side of the roof. Full specification of the building and the solar scheme are available in the Data Room.

- Workshop (24 m x 24 m) constructed of a steel portal frame with concrete floor with fibre cement sheet roof and wall cladding over block walls.
- Concrete yard with storage container chemical store, crop sprayer washing bay and biobed.

The retained farm buildings may be available for lease by separate negotiation.

The farmland is located immediately to the east, west and north of the central farm buildings complex and is classified as Grade 3, currently in a combinable crop rotation. It includes an area of woodland between the Reasby and Snelland road and the railway line.



LOT 3B

SNARFORD MANOR FARM, SNARFORD

255.26 Acres (103.30 Hectares)

This parcel of land has road access directly from the west and the south and it includes Snarford Manor Farm buildings which comprise the following:

- Grain and general purpose store (22.5 m x 23.8 m) plus lean-to and cart shed constructed in various sections with a curved roof main span and



lean-tos to each side. Grain storage for 300 tonnes and timber retaining walls with hardwood drive on drying floor. There is general storage and a chemical store.

- A series of grain silos comprising 8 x 100 tonne corrugated galvanised steel bins.
- Concrete yard with loading bay.

The farmland is divided into a series of enclosures and is classified as being Grade 3.

LOT 3C

54.15 Acres (21.92 Hectares)

This arable field is situated directly to the west of the Snarford to Snelland public highway and comprises a rectangular parcel of Grade 3 arable land.

LOT 3D

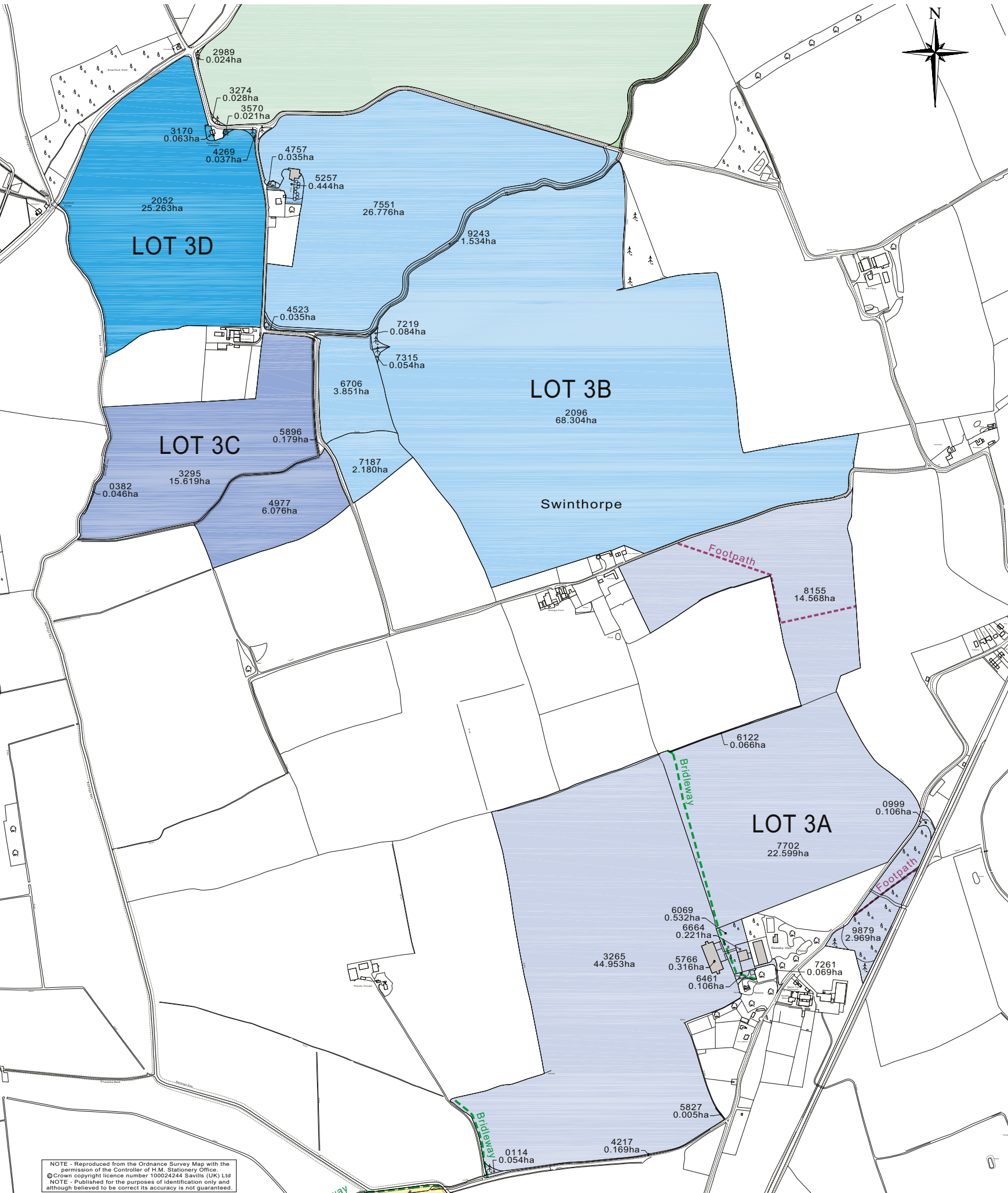
62.72 Acres (25.38 Hectares)

Access is off the public highway from the north and from the east.

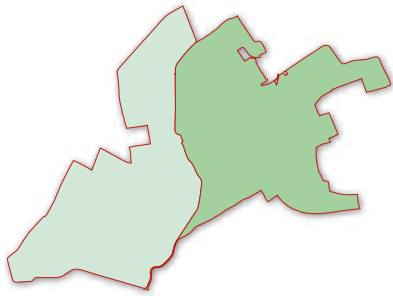
This land parcel includes 1 Manor Farm Cottage, Snarford which is a 4 bedroom semi-detached property constructed of brick under a pantile roof which is let on a residential tenancy. The property also has a single garage.

The surrounding farmland is in an arable rotation and is classified as being Grade 3.





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LOT 4

FRIESTHORPE FARM, FRIESTHORPE

676.56 Acres (273.78 Hectares)

A fully equipped arable holding which has the benefit of two dwellings, a range of farm buildings and productive commercial arable land. The farm is located between Snarford on the west, Wickenby on the east and Faldingworth to the north. The shooting rights are currently let until the end of the 2018/19 season.

LOT 4A

341.88 Acres (138.34 Hectares)

Access is either from the south via a private roadway or from the east via the public highway between the villages of Faldingworth and Wickenby.

2 New Cottage (2 Rainthorpe Cottage):

Located off Shortwood Lane on the eastern side of the holding, the property comprises a 3 bedroom brick property with a pantile roof and a small brick outbuilding. The property is let on an Assured Shorthold Tenancy Agreement and is subject to an Agricultural Occupancy Condition.

The farm buildings are located towards the western boundary of this land parcel and are accessed either from the east or from the south. They comprise the following:

A range of modern farm buildings and grain silos.

The main range is split into a number of adjoining buildings:

- Building 1 ~ General Store (23 m x 6.1 m) constructed of steel frame



with fibre cement cladding and concrete walls, concrete floor and manual roller shutter door.

- Building 2 ~ General Store (23 m x 9.2 m) steel frame with curved fibre cement clad roof with concrete floor and roller shutter doors.
- Building 3 ~ General Store (23 m x 13.5 m) constructed of concrete frame with fibre cement roof, concrete floor, block walls and roller shutter door.





- Building 4 ~ General Store (23 m x 10.7 m). An open fronted steel framed lean-to with corrugated galvanised steel roof cladding, block walls and concrete floor.
- Grain Silos ~ 4 GSI 450 tonne grain silos all with ventilated self unloading floors and stirrers. Two of the silos are fitted with gas burners. The silos are filled and unloaded by a conveyor and elevator system from a weighbridge intake pit.
- Building 5 ~ (17.59 m x 6 m) offering general storage.
- The farmyard also includes a loading ramp, crop sprayer washing bay and biobed.

The farmland is classified as being Grade 3 and comprises a series of fields which are well suited to modern farming methods.

LOT 4B

334.68 Acres (135.44 Hectares)

Access to this lot is from the south off the public highway via a private access road and from the west from the A46 Market Rasen to Lincoln road.

Poplar Farm:

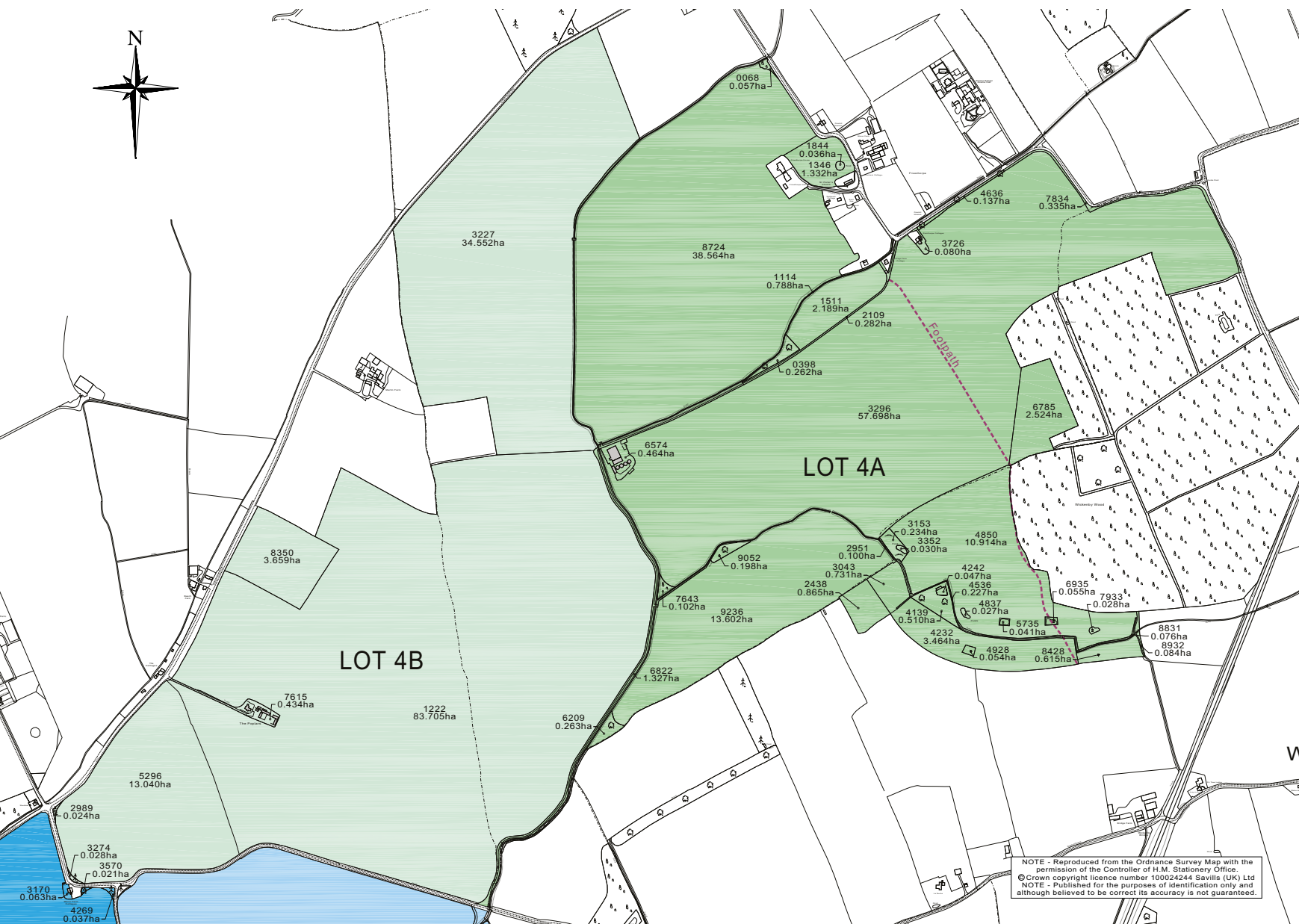
A 3 bedroom detached dwelling of rendered brick under pantile roof situated on the western

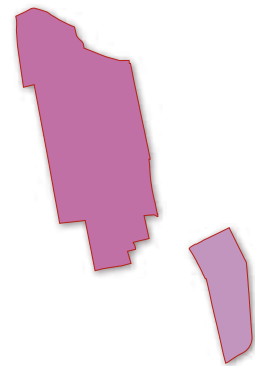
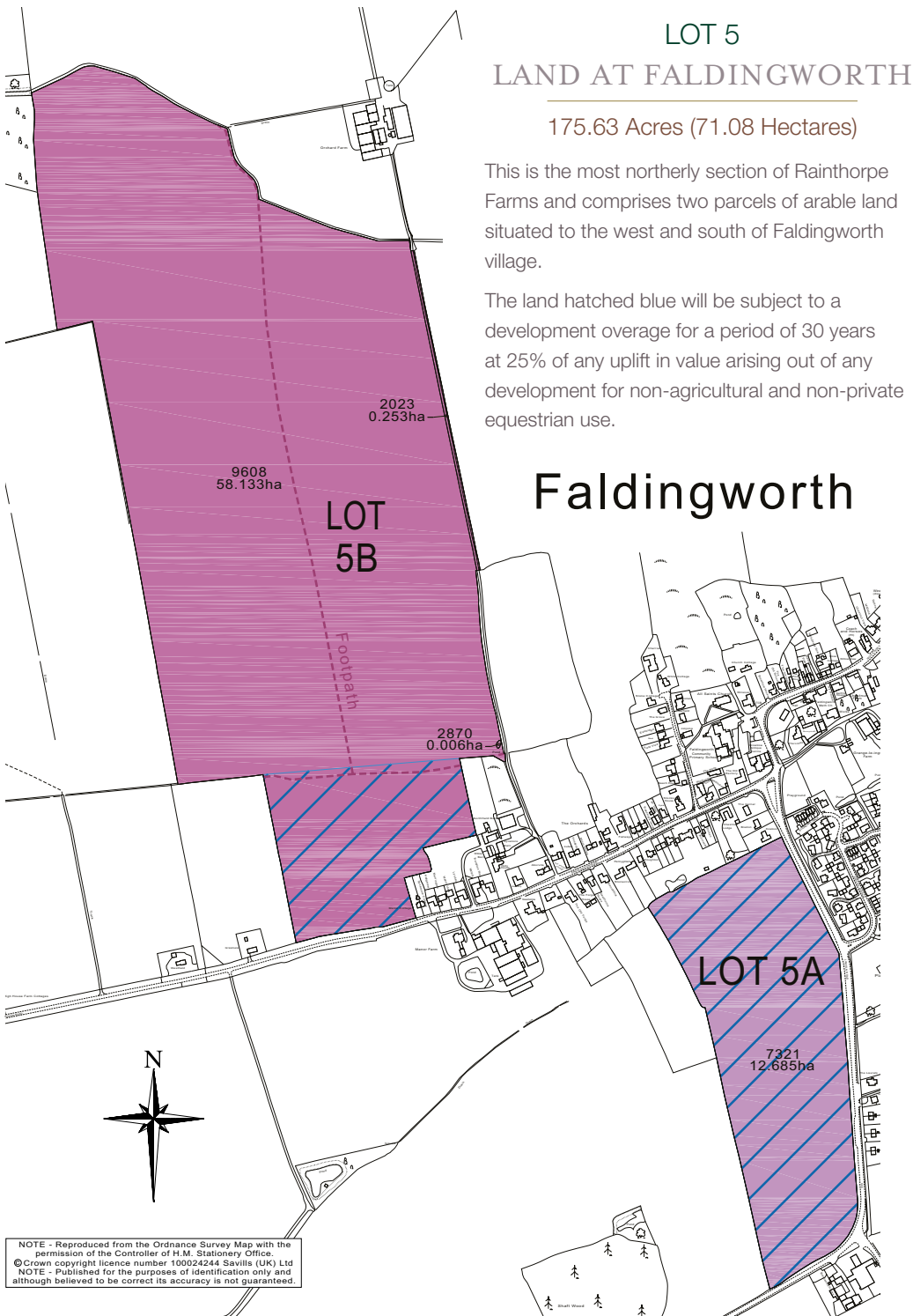
side of this lot with access off the A46 Market Rasen to Lincoln road. The property is currently let under a Protected Tenancy on a rent free basis. As well as the house there is also a range of outbuildings and barns offering additional storage facilities. The house and buildings are in need of extensive renovation.

The farmland is classified as Grade 3 and is in an arable rotation, apart from an area of pasture in the south east corner which has a separate access over third party land.

Crop trials are undertaken by Frontier and Bayer on this holding.







LOT 5A

31.34 Acres (12.69 Hectares)

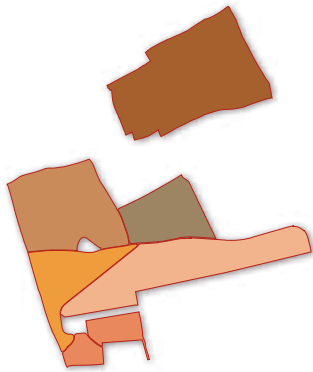
This is an arable field which is situated directly to the south west of Faldingworth village and is accessed off the A46 Market Rasen to Lincoln road. The land is classified as being Grade 3.

LOT 5B

144.29 Acres (58.39 Hectares)

This comprises one large arable field situated directly to the west of Faldingworth village with access off the public highway. The land is classified as being Grade 3.





LOT 6
WICKENBY FARM,
WICKENBY

529.73 Acres (214.38 Hectares)

This landholding is located between the villages of Snelland to the west, Holton cum Beckering to the east and Wickenby to the north.

The shooting rights are currently let until the end of the 2018/19 season.

LOT 6A

117.84 Acres (47.69 Hectares)

The land is accessed from the Council highways bordering to the north and the west. The land is classified as being Grade 3 and it includes part of the former runways to RAF Wickenby.

LOT 6B

32.32 Acres (13.08 Hectares)

The land is accessed from the public highway and then via a private road and is classified as being Grade 3. This is farmed along with adjoining parcels owned by third parties.



LOT 6C

55.72 Acres (22.55 Hectares)

This is a triangular field with access directly from the public highway to the north east and west, and comprises arable land classified as being Grade 3.

LOT 6D

55.19 Acres (22.33 Hectares)

A commercial arable field located directly to the west of Wickenby Aerodrome and with access from the public highway from both the south and from the west. It is classified as being Grade 3 arable land. This is farmed along with an adjoining parcel of land rented on a Farm Business Tenancy by Rainthorpe Farms.

LOT 6E

106.20 Acres (42.98 Hectares)

A large rectangular arable field with access from the south and east.

Farm Building ~ a grain and general purpose store (23 m x 33.5 m) in three sections constructed of a steel frame, fibre cement roof and concrete floor.

- The grain store has a capacity of 1,000 tonnes with central ventilated grain drying air tunnel with a 50 HP centrifugal fan at one end and an axial flow fan at the other.
- Two general purpose (23.2 m x 9.5 m each) lean-to stores with sliding doors, either side of the main span grain store with sliding doors.

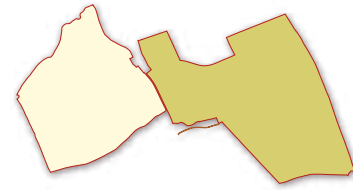
The land is classified as being Grade 3 arable land.

LOT 6F

162.46 Acres (65.75 Hectares)

The land lies directly to the north of Wickenby Aerodrome and to the east of Wickenby village. The principal access is from the Lissingington Road from the north. The land is in an arable rotation and is classified as being Grade 3.





LOT 7
**HILL CREST FARM, HOLTON CUM
 BECKERING**

410.23 acres (166.02 Hectares)

This land is situated on the far eastern boundary of the Rainthorpe landholdings and is divided by the Wragby to Holton cum Beckering road.

LOT 7A

172.85 acres (69.95 Hectares)

Accessed directly from the Holton cum Beckering to Wragby Road B1202.

Farm Buildings:

- Grain and general purpose store (23 m x 33.5 m) divided into three sections and constructed of a steel frame, fibre cement roof and concrete floor.
- Grain store with 1,000 tonne capacity with central ventilated grain drying air tunnel and 50 HP centrifugal fan at one end and axial flow fan at the other.
- Two general purpose (23.2 m x 9.5 m each) lean-to stores with sliding doors, either side of the main span grain store.

The arable land comprises one large field which is classified as being Grade 3.

LOT 7B

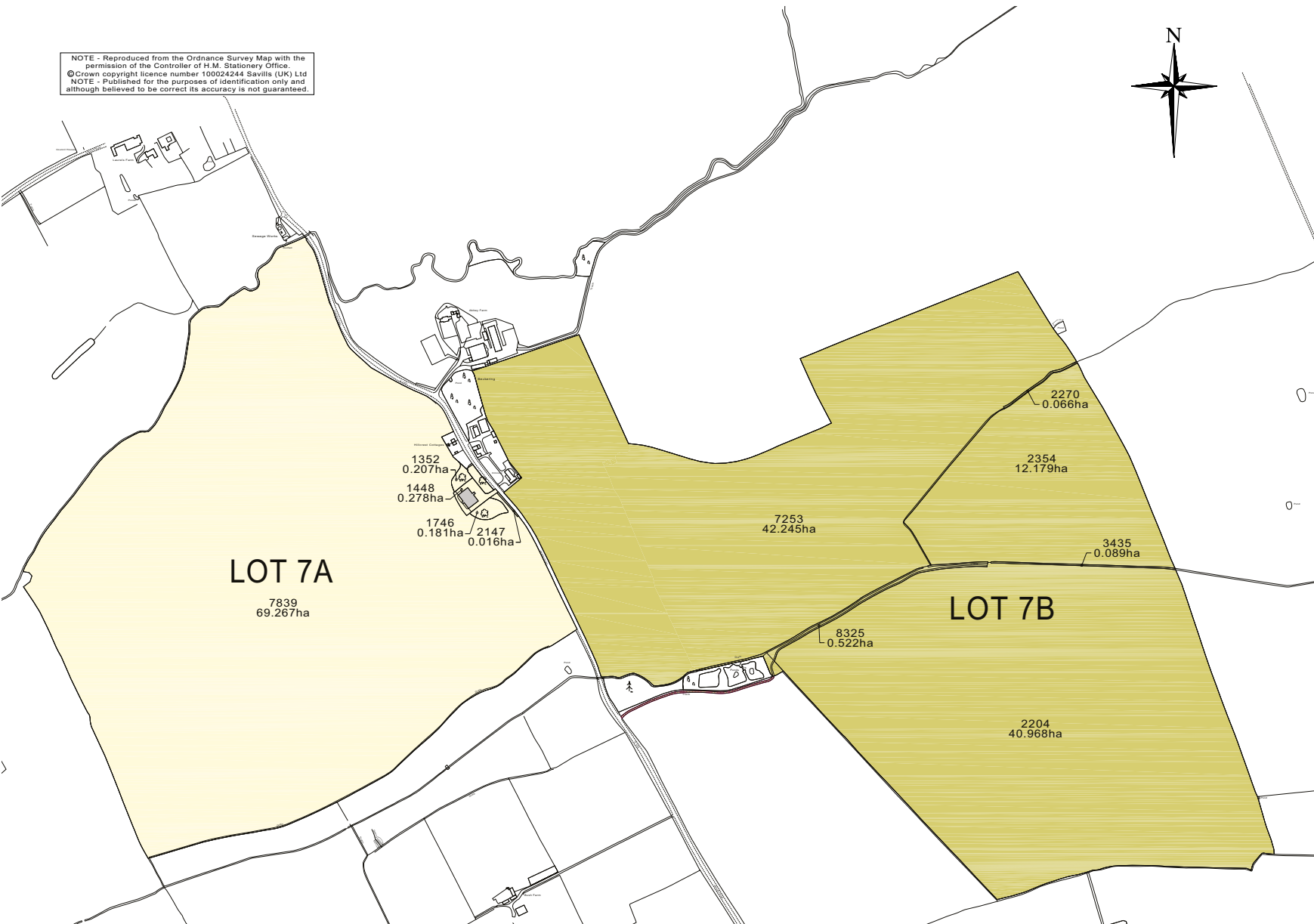
237.38 acres (96.07 Hectares)

Access is off the B1202 and from a track on third party land over which there is a Right of Access. The lot comprises a parcel of bare arable land classified as being Grade 3.





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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE, TENURE AND POSSESSION

Rainthorpe Farms is offered for sale by Private Treaty as a whole or in up to 7 principal and sub lots. With vacant possession on completion, subject to holdover and the following occupancies.

Lot	Property	Council Tax Band	Annual 2017/18 Charge	EPC Ratings
2	1 Scothern Grange, Stainton Lane, Scothern, Lincoln, LN2 2UR	B	£1,228.99	E
	2 Scothern Grange, Stainton Lane, Scothern, Lincoln, LN2 2UR	B	£1,228.99	G
3	1 Manor Farm Cottages, Snarford, Market Rasen, Lincolnshire, LN8 3SN	B	£1,228.99	E
4	Poplar Farm, Market Rasen Road, Snarford, Lincolnshire, LN8 3SW	D	£1,580.13	G
	2 New Cottage (2 Rainthorpe Cottages), Shortwood Lane, Friesthorpe, Lincoln, LN3 5AL	B	£1,228.99	D

THE SALE OF THE COMPANY

Rainthorpe Farms is farmed by Rainthorpe Farms Limited and the vendors are willing to sell the company to a purchaser who is looking to acquire the whole. Further details of the company are available in the Data Room.

DATA ROOM

An online Data Room is available, which includes comprehensive information in relation to title, tenancy agreements for cottages, drainage plans, RLR maps, Basic Payment Scheme, current and past cropping, yield records, details of the irrigation/abstraction licences etc.

VIEWING

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

SERVICES

Each of the farmsteads benefits from mains 3-phase electricity. The residential dwellings all have mains electricity and water and private drainage.

CONTRACTS AND QUOTAS

There are no contracts or quotas included in the sale.

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 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.

WOODLAND GRANT SCHEME

Part of the land is subject to a Woodland Grant Scheme until 2032.

SPORTING, MINERAL AND TIMBER RIGHTS

All sporting and timber rights are included over the land, where owned. The mineral rights under certain parts of the farm are excluded. The shooting rights over land at Friesthorpe and Wickenby are let for the 2018/19 season.

UNDER DRAINAGE

Drainage plans are available in the Data Room.

ABRACTION LICENCE

Lot 1 (West Hall Farm) has the benefit of a summer abstraction licence (1st May to 31st August) to abstract 5,683 cubic metres (1,250,000 gallons) of water from the Welton Beck for the purpose of direct spray irrigation (Licence no. 4/30/07/*S/0024).

CROPPING RECORDS

Current and past records are available via the Data Room.

INGOING VALUATION

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). Holdover will also be required for the purposes of the crop trials at Friesthorpe.

The vendors will also require holdover for a machinery dispersal sale which will be held on Lot 1, West Hall Farm, Welton.

RESTRICTIONS

1. Field 7702 at Reasby

The land shall not be used for pig or poultry enterprises and no buildings are to be erected.

2. The buildings at Reasby

Only to be used for agricultural purposes, excluding the housing of livestock, and no alterations to existing buildings or erection of new buildings without consent of the vendors, such consent not to be unreasonably withheld.

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 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).

TUPE

Where appropriate, the purchaser(s) will be responsible for complying with the statutory provision of the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) in relation to employees on the farm.

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.

DRAINAGE CHARGES AND OUTGOINGS

Drainage rates are payable in respect of the land at Scothern, Wickenby and Holton cum Beckering to Witham Third District Internal Drainage Board.

LOCAL AUTHORITIES

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

ENERGY PERFORMANCE

Energy Performance Certificates have been undertaken on all relevant properties and are available via the Data Room.

VENDOR'S SOLICITOR



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PHOTOGRAPHY

The majority of the photographs for the farms were taken during January and February 2018, other than the historic photographs and those of the farm machinery at work on pages 3, 9 and 20.

IMPORTANT NOTICE

Savills and Fisher German and their clients give notice that:

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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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