

**PORTFOLIO OF RURAL  
HOLDINGS  
LINCOLNSHIRE**

*For Sale By Informal Tender*

**FOR SALE BY DIRECTION OF  
THE LINCOLN DIOCESAN TRUST  
& BOARD OF FINANCE LIMITED**

## Portfolio of Rural Holdings, Lincolnshire

For sale by Direction of **The Lincoln Diocesan Trust & Board of Finance Limited.**

The Lots are for sale by Informal Tender with a deadline for submissions of **12 noon on Wednesday 3rd July 2019.**

Please refer to all accompanying information regarding restrictive covenants, and guidelines for submitting a tender.

Lot Number		Acres	Guide Price
Lot 1	Land at Alvingham	10.77	£65,000
Lot 2	Land at Braceborough	17.50	£100,000
Lot 3	Land at Careby	39.28	£240,000
Lot 4	Land at Hameringham	0.75	£10,000
Lot 5	Land near Holbeach Drove	7.97	£55,000
Lot 6	Land at North Witham	0.54	£10,000
Lot 7	Land at Salmonby	9.45	£60,000
Lot 8	Land at Stainby	5.43	£40,000
Lot 9	Land at Little Bytham	16.85	£90,000
Lot 10	Land at Ulceby	6.68	£40,000
Lot 11	Land at Burgh le Marsh	4.10	£25,000
Lot 12	Land at Farlesthorne	30.13	£180,000
Lot 13	Land at Carrington	7.04	£45,000
Lot 14	Land at East Halton	5.41	£30,000
Lot 15	Land Ings Bank, Leverton	1.78	£15,000
Lot 16	Land at Owmbly by Spital	1.48	£20,000
Lot 17	Land at Theddlethorpe	7.90	£60,000
Lot 18	Land at Theddlethorpe St Helen	4.27	£25,000
Lot 19	Land at Withcall	5.61	£40,000
Lot 20	Land off Rookery Lane, Wildmore	8.08	£50,000
Lot 21	Land off A16, Stickney	1.75	£15,000
Lot 22	Land off West Fen Drainside, Stickney	6.74	£40,000
Lot 23	Grassland at Pickworth	8.74	£60,000
Lot 24	Arable land at Pickworth	10.38	£75,000
Lot 25	Land at Halton Holegate	2.63	£30,000
Lot 1-25	The Whole	221.27	£1,420,000

## Lot 1

10.77 acres (4.36 hectares) Land at Alvingham, Lincolnshire, LN11 0QE (nearest postcode)

### Description

Two parcels of arable land extending to 10.77 acres in total.

### Directions

From Alvingham village, head east on Highbridge Road. The first parcel is located on the southern edge of Highbridge Road about 1,000 metres outside the village. The second parcel can be found a little further along the road via a track to the north of Highbridge Road.

### The Land

Classified as Grade 3 land, the Soil Survey of England and Wales records the soils as being of the Holderness series, which is slowly permeable seasonally waterlogged fine loamy soils and similar soils with only slight waterlogging. Narrow strips of clayey alluvial soils. Suitable for cereals and some short term grassland.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

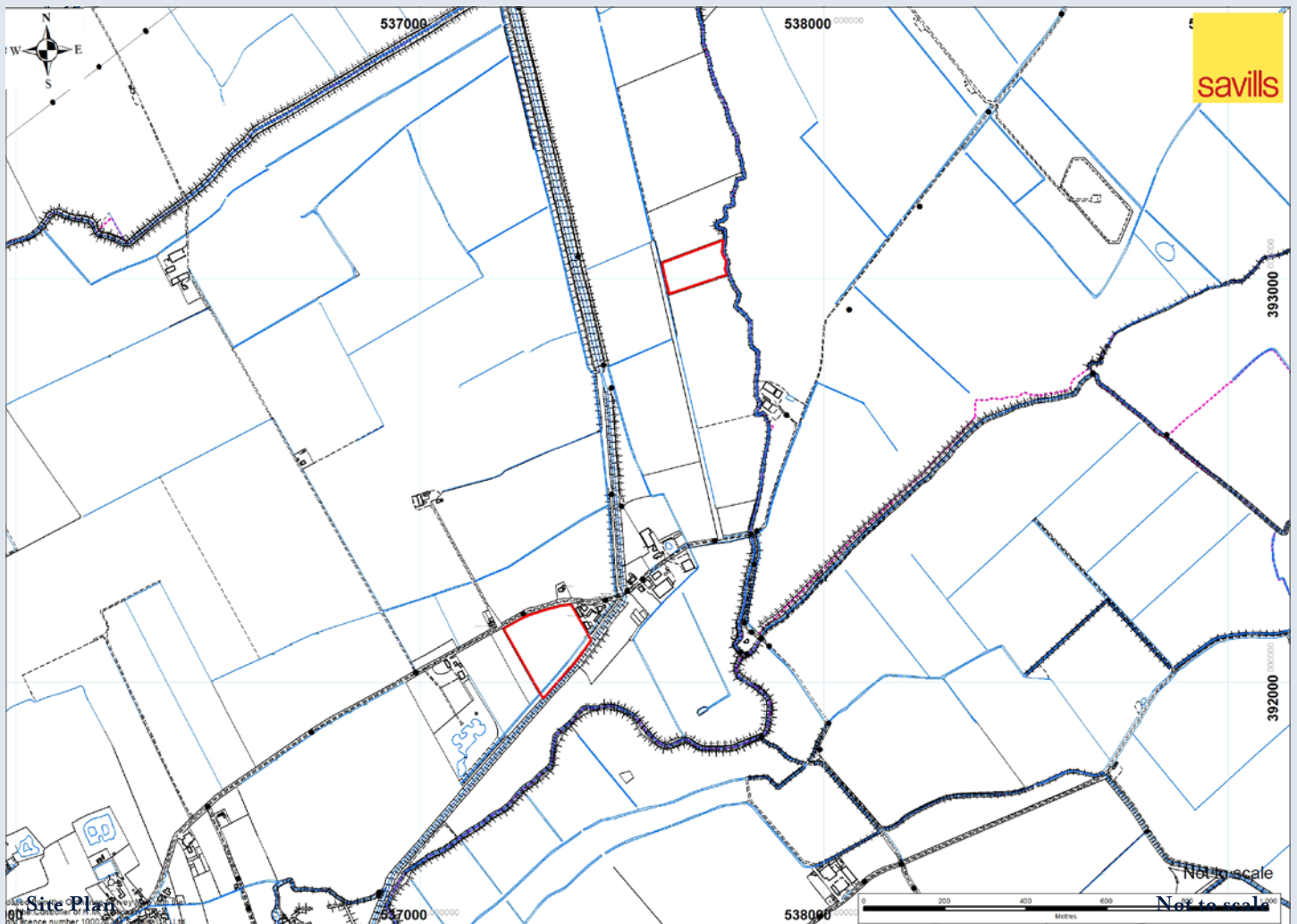
The land is sold freehold subject to a Farm Business Tenancy which terminates on 30th September 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council  
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP



## Lot 2

17.5 acres (7.08 hectares) Land at Braceborough, Lincolnshire, PE9 4NT (nearest postcode)

### Description

A single parcel of grassland divided into two paddocks totalling about 17.5 acres.

### Directions

Head south out of the village of Braceborough, where the land can be accessed on the right hand side before the junction.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Denchworth series, which is slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils. Some fine loamy over clayey soils with only slight seasonally waterlogging and some slowly permeable calcareous clayey soils. Suitable for winter cereals and short term grassland.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

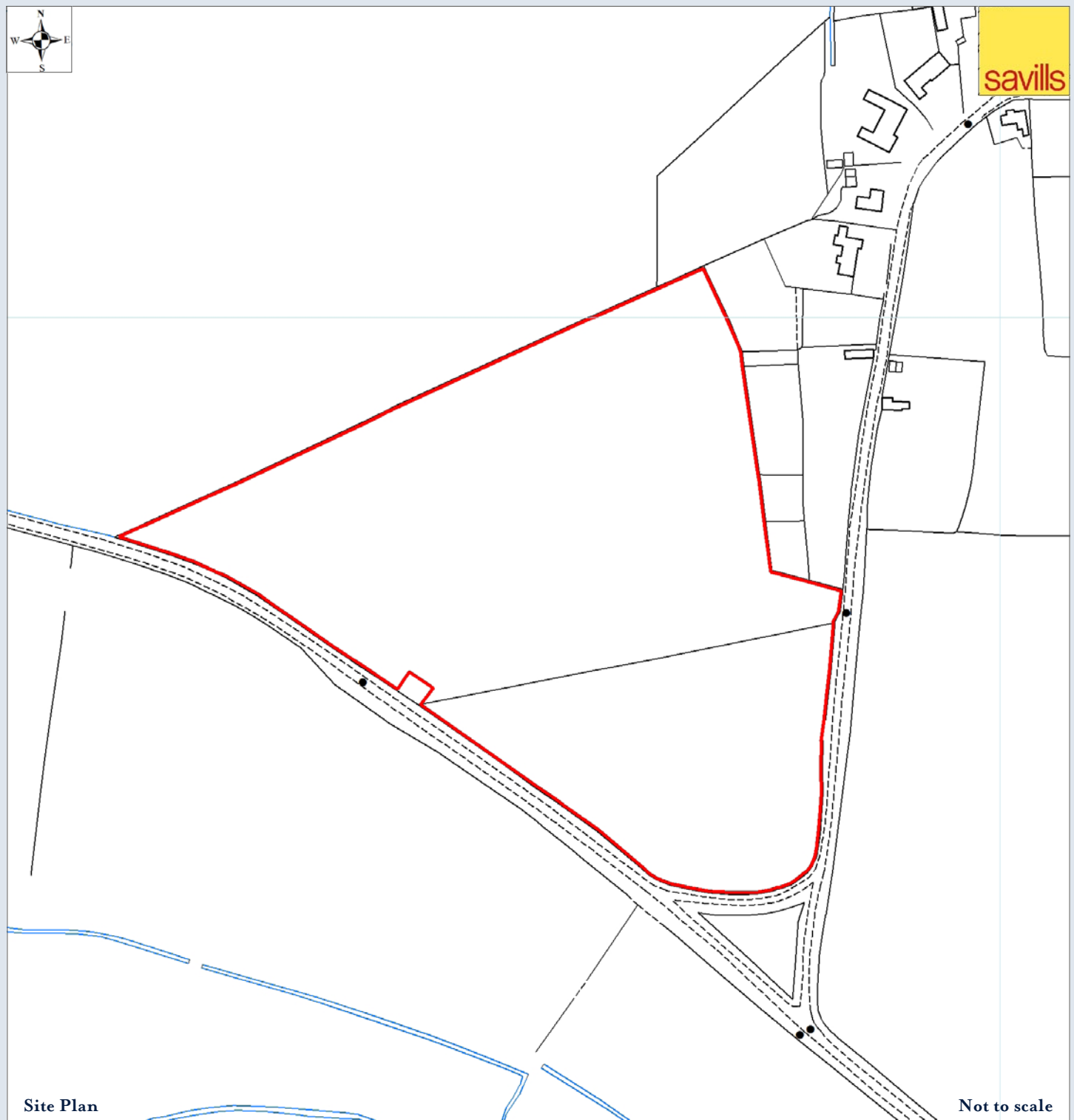
The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

South Kesteven District Council  
1 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ.





Lot 2



Lot 3



### Lot 3

39.28 acres (15.89 hectares) Land at Careby, Lincolnshire, PE9 4EA (nearest postcode)

#### Description

Two parcels of land situated either side of Station Road (B1176) to the north of Careby village.

#### Directions

The land can be found to the northern side of the village of Careby, either side of Station Road (B1176).

#### The Land

Classified as Grade 3, land, the Soil Survey of England and Wales records the soils as being of the Elmston 3 series, which is shallow well drained brashy calcareous fine loamy soils over limestone. Some deeper slowly permeable seasonally waterlogged, mainly calcareous, clayey soils. Suitable for cereals, sugar beet and potatoes.

#### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

#### Tenure and Possession

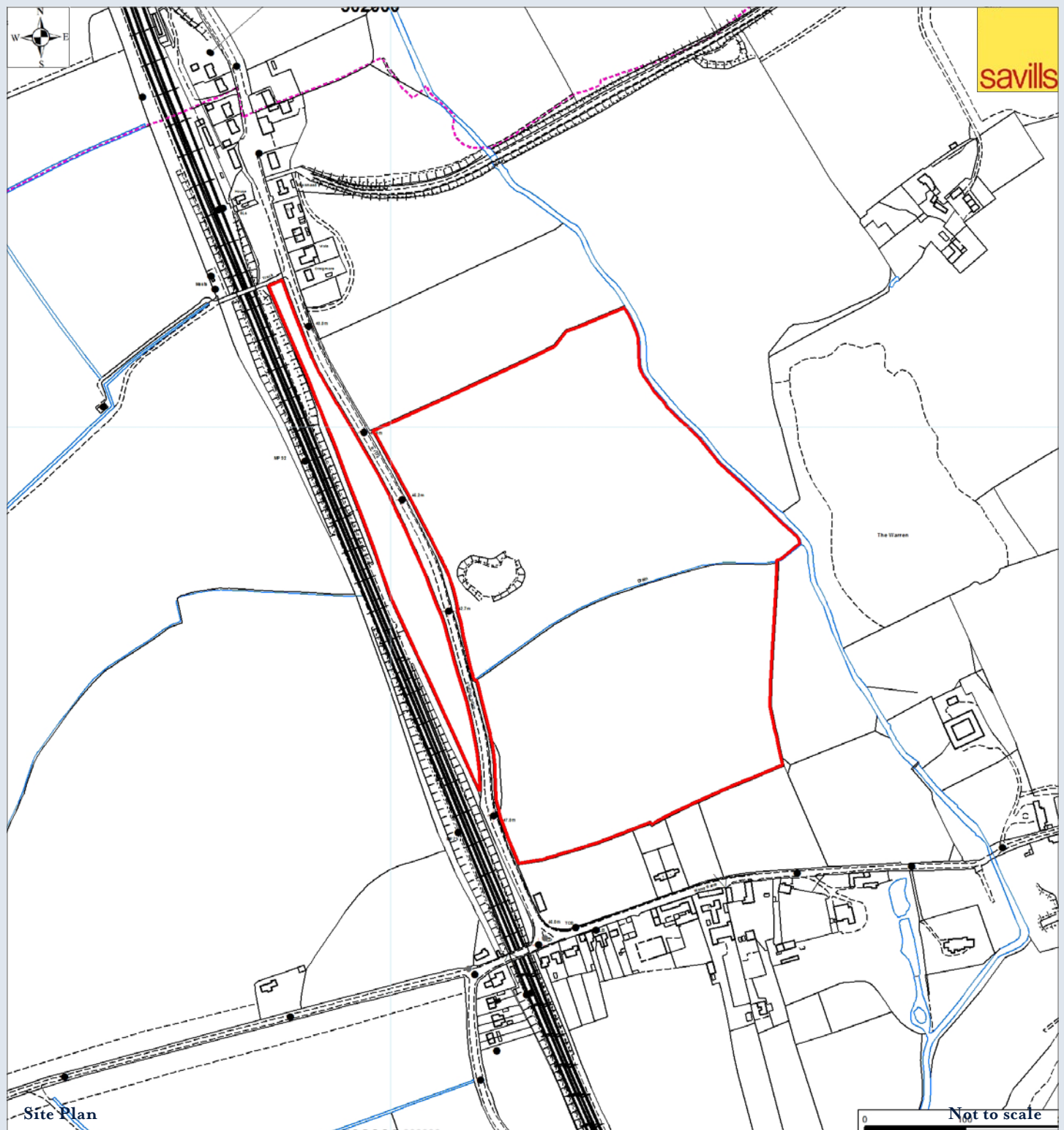
The land is sold freehold subject to a Farm Business Tenancy which terminates on 30th September 2019.

#### Viewings

Strictly by appointment through the selling agents.

#### Local Authority

South Kesteven District Council  
1 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ.





## Lot 4

0.75 acres (0.3 hectares) Land at Hameringham, Lincolnshire, LN9 6PE (nearest postcode)

### Description

A small parcel of grassland located in the village of Hameringham.

### Directions

The land can be found to the side and rear of All Saints Church in Hameringham village.

### The Land

Classified as Grade 2, the Soil Survey of England and Wales records the soils as being of the Swaffham Prior series, which is well drained calcareous coarse and fine loamy soils over chalk rubble. Deep non-calcareous loamy soils in places. Suitable for winter cereals, sugar beet and potatoes.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

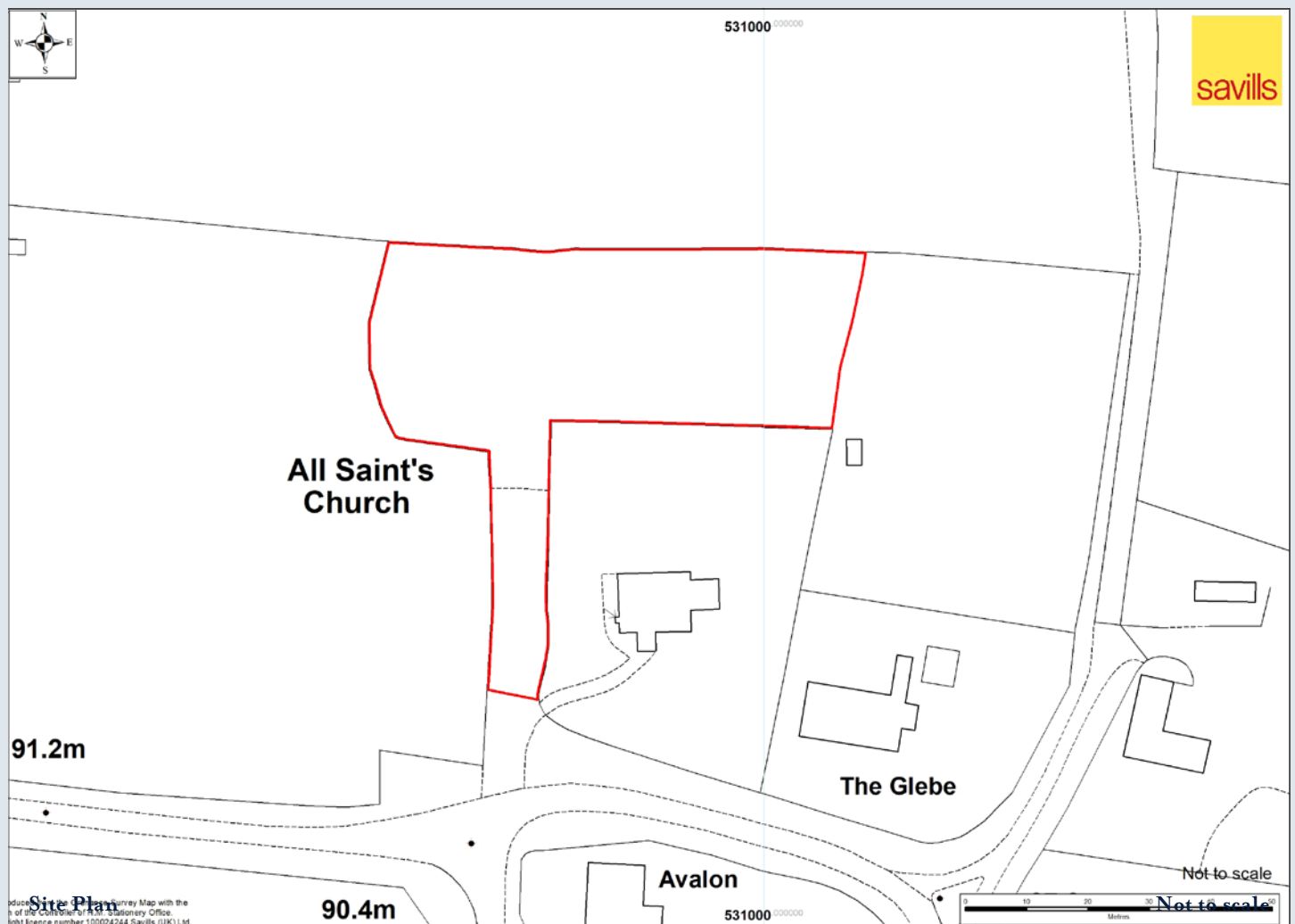
The land is sold freehold subject to a Farm Business Tenancy which expires on 6th April 2020.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council  
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.



## Lot 5

7.97 acres (3.22 hectares) Land near Holbeach Drove, Lincolnshire, PE12 0RX (nearest postcode)

### Description

A single parcel of arable land off Langary Gate Road.

### Directions

Head west from Gedney Hill towards Holbeach Drove then turn right onto Langary Gate Road. Continue for around 2.5km where the land can be found on the left hand side.

### The Land

Classified as Grade 2, the Soil Survey of England and Wales records the soils as being of the Wallasea 2 series, which is deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern. Groundwater controlled by ditches and pumps. Suitable for winter cereals and some sugar beet, potatoes, cereals and field vegetables.

### Basic Payment Scheme

The land is registered to receive payments under the Basic Payment Scheme, the entitlements are held by the tenant and can be transferred back to the landlord for open market value.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

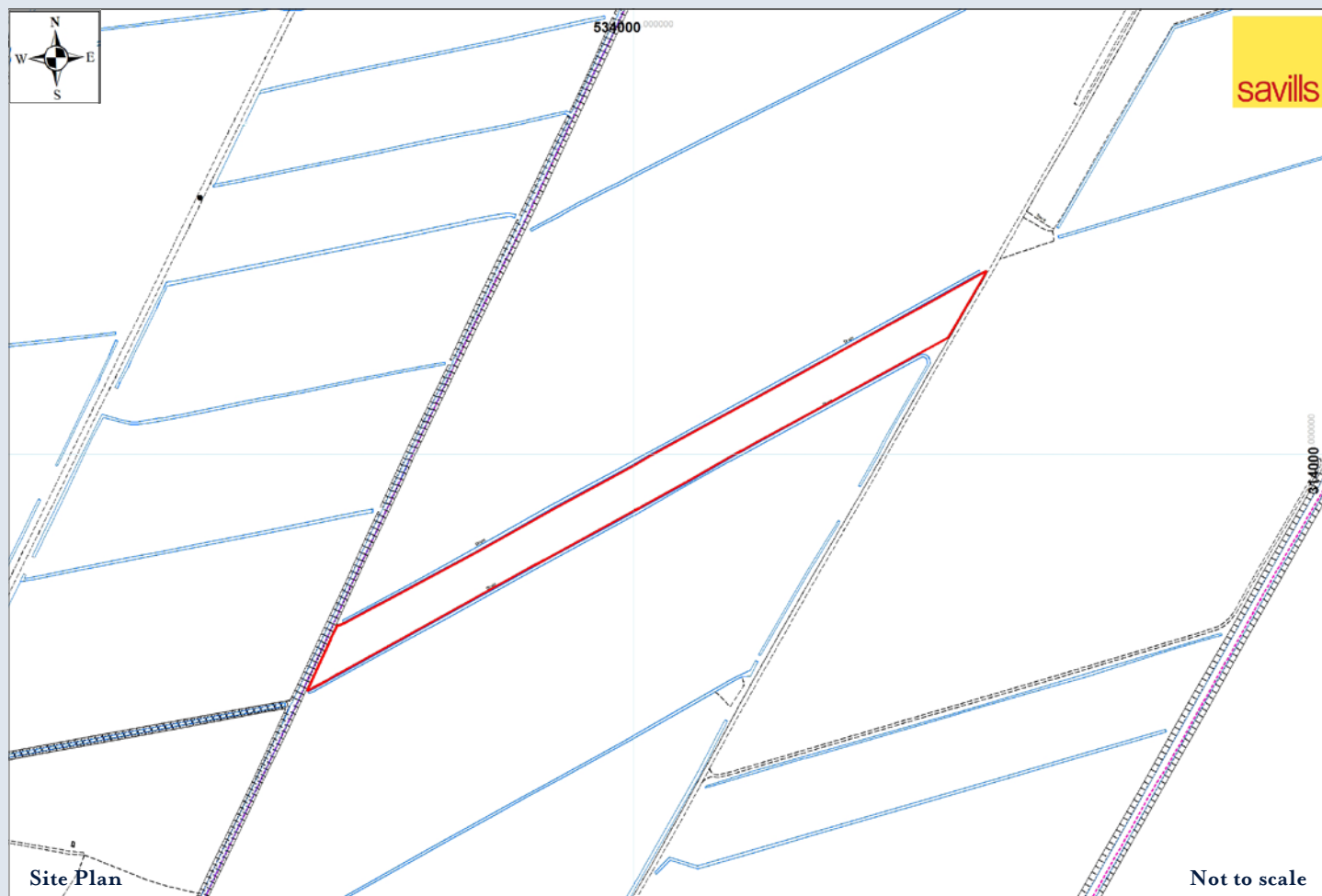
The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

South Holland District Council  
Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE.





## Lot 6

0.54 acres (0.22 hectares) Land at North Witham, Lincolnshire, NG33 5LA (nearest postcode)

### Description

Former allotment land at North Witham.

### Directions

The land can be found on the western edge of the village of North Witham. Access is taken from Old Post Lane.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

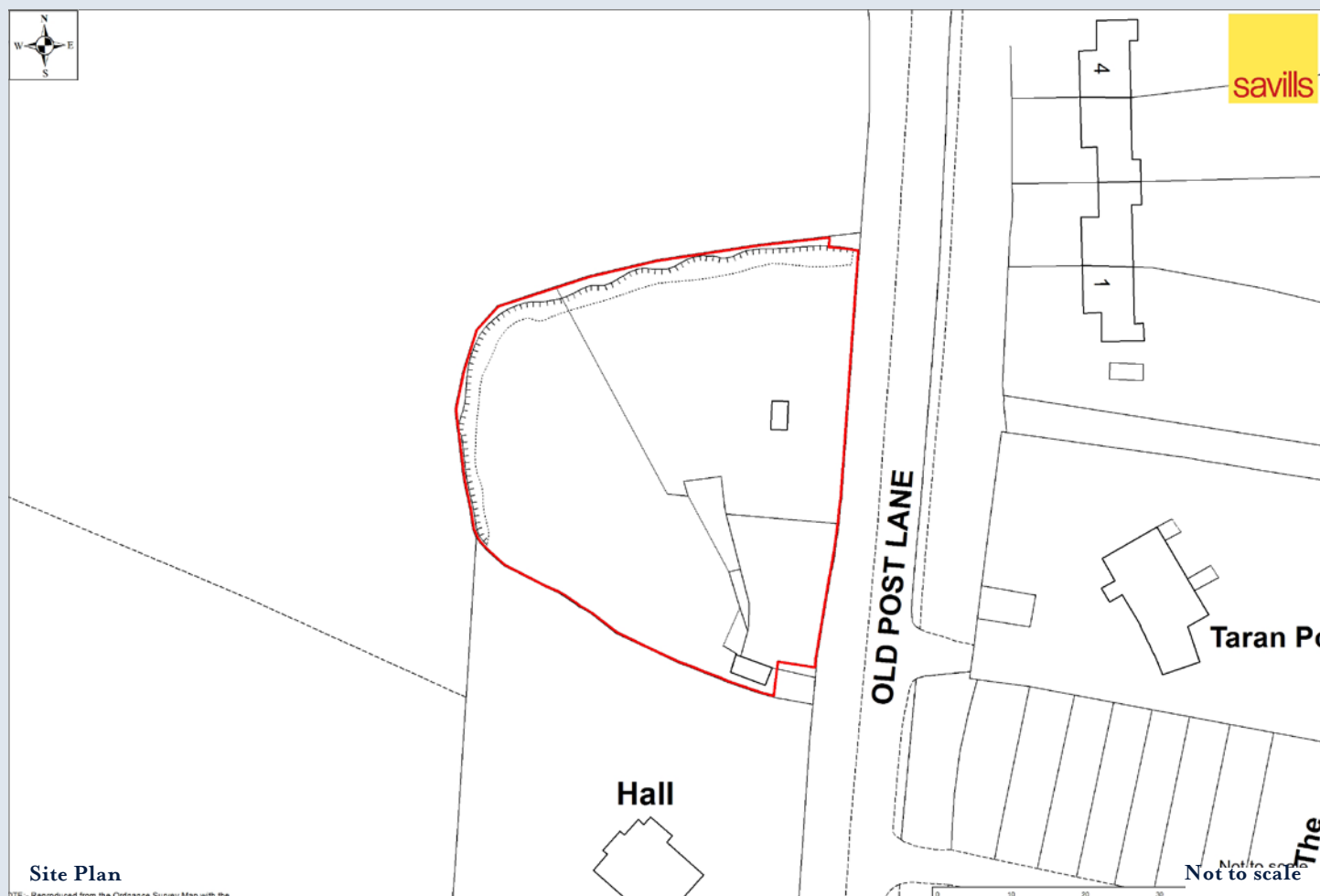
The land is sold freehold with vacant possession on completion. The purchaser shall be deemed to have full knowledge of the land and shall be responsible for clearing the land of any waste.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

South Kesteven District Council  
1 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ.



## Lot 7

9.45 acres (3.82 hectares) Land at Salmonby, Lincolnshire, LN9 6QT  
(nearest postcode)

### Description

Arable land extending to about 9.45 acres.

### Directions

Head out of Salmonby towards Tetford on West Road. The land can be found on the western side of West Road.

### The Land

Classified as Grades 3 and 4, the Soil Survey of England and Wales records the soils as being of the Cuckney 2 series. These soils types are well drained sandy and ferruginous fine loamy soils over soft sandstone. Some coarse loamy soils affected by groundwater. Risk of wind erosion. Suitable for cereals, sugar beet and potatoes, some field vegetables.

### Basic Payment Scheme

At the termination of the tenancy, the outgoing tenants are required to transfer the entitlements to the purchaser or the purchaser's designated nominee in return for consideration of £1.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

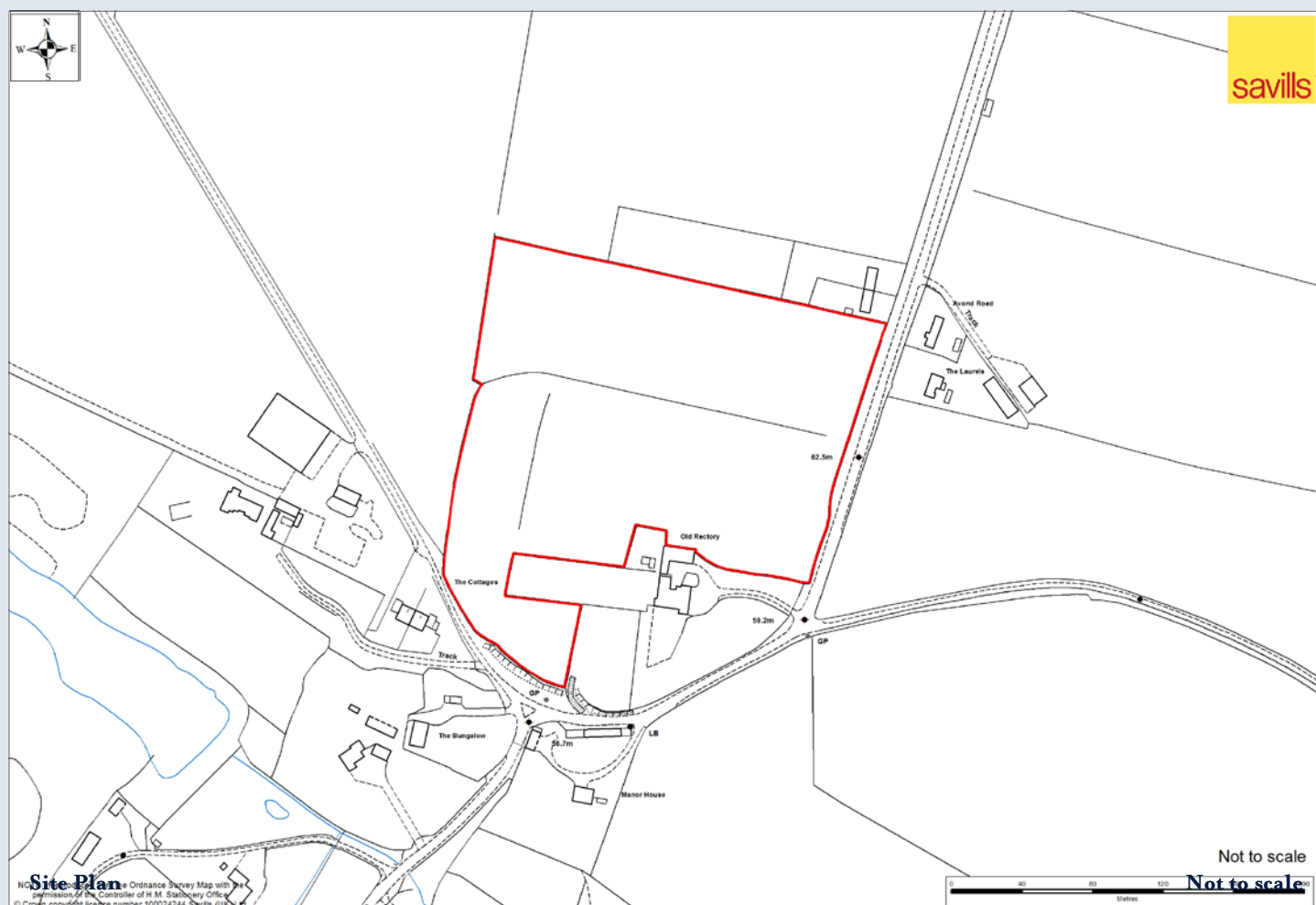
The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council  
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.





## Lot 8

5.43 acres (2.19 hectares) Land at Stainby, Lincolnshire, NG33 5QT (nearest postcode).

### Description

A single parcel of grassland extending to about 5.43 acres.

### Directions

The land sits to the north of the Buckminster Road on the western side of the village of Stainby. Access can be taken directly from the Buckminster Road (B676).

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Disturbed Soils 2 series, which are restored ironstone workings. Very variable depending on restoration but mainly fine loamy over clayey soils. These soils are suitable for winter cereals and grassland, some sugar beet and potatoes.

### Basic Payment Scheme

At the termination of the tenancy, the outgoing tenants are required to transfer the entitlements to the purchaser or the purchaser's designated nominee in return for consideration of £1.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

South Kesteven District Council  
1 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ.



## Lot 9

16.85 acres (6.81 hectares) Land at Little Bytham, Lincolnshire, NG33 4QN (nearest postcode)

### Description

Grassland to the west of Little Bytham.

### Directions

From Little Bytham, head west towards Castle Bytham. The land can be found on the left hand side just after the sewerage works.

### The Land

Classified as Grade 4, the Soil Survey of England and Wales records the soils as being of the Elmton 3 series, which is shallow well drained brashy calcareous fine loamy soils over limestone. Some deeper slowly permeable seasonally waterlogged, mainly calcareous, clayey soils. Suitable for cereals, sugar beet and potatoes.

### Basic Payment Scheme

The entitlements are held by the former tenant and shall be transferred to the purchaser following completion of the sale in order to allow them to make the 2020 claim.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

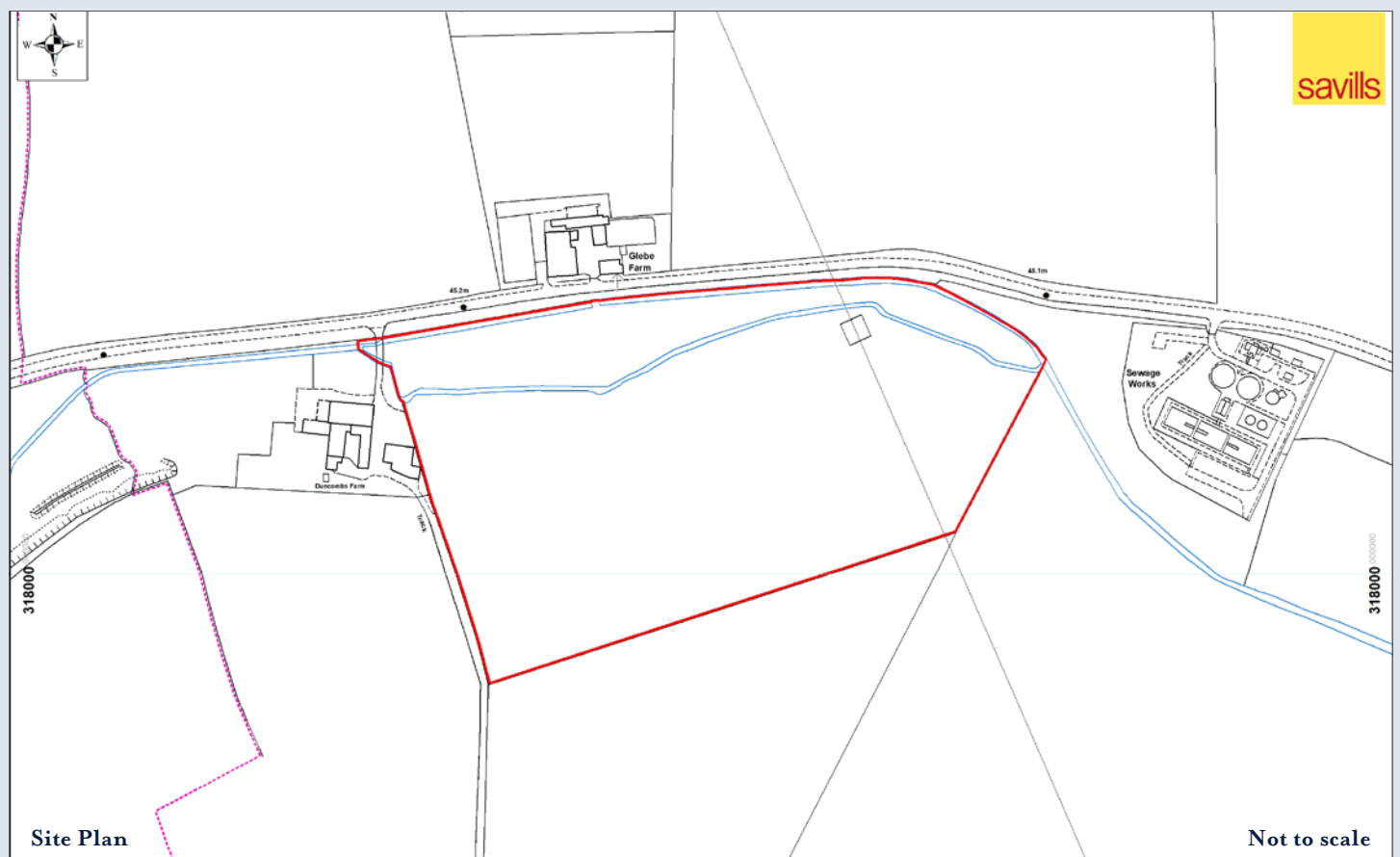
The land is sold freehold with vacant possession available on completion.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

South Kesteven District Council  
1 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ.



## Lot 10

6.68 acres (2.7 hectares) Land at Ulceby, Lincolnshire, LN13 0HF (nearest postcode)

### Description

About 6.68 acres of grass and arable land across two fields.

### Directions

Heading north through the village of Ulceby on Church Road, access to the land can be found on the eastern side of Church Road just before the church.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Tathwell series, which is well drained reddish fine loamy over clayey soils and similar fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging. Some shallow calcareous silty soils. Suitable for winter cereals with sugar beet and potatoes.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold subject to two separate Farm Business Tenancies which expire 11th October 2019.

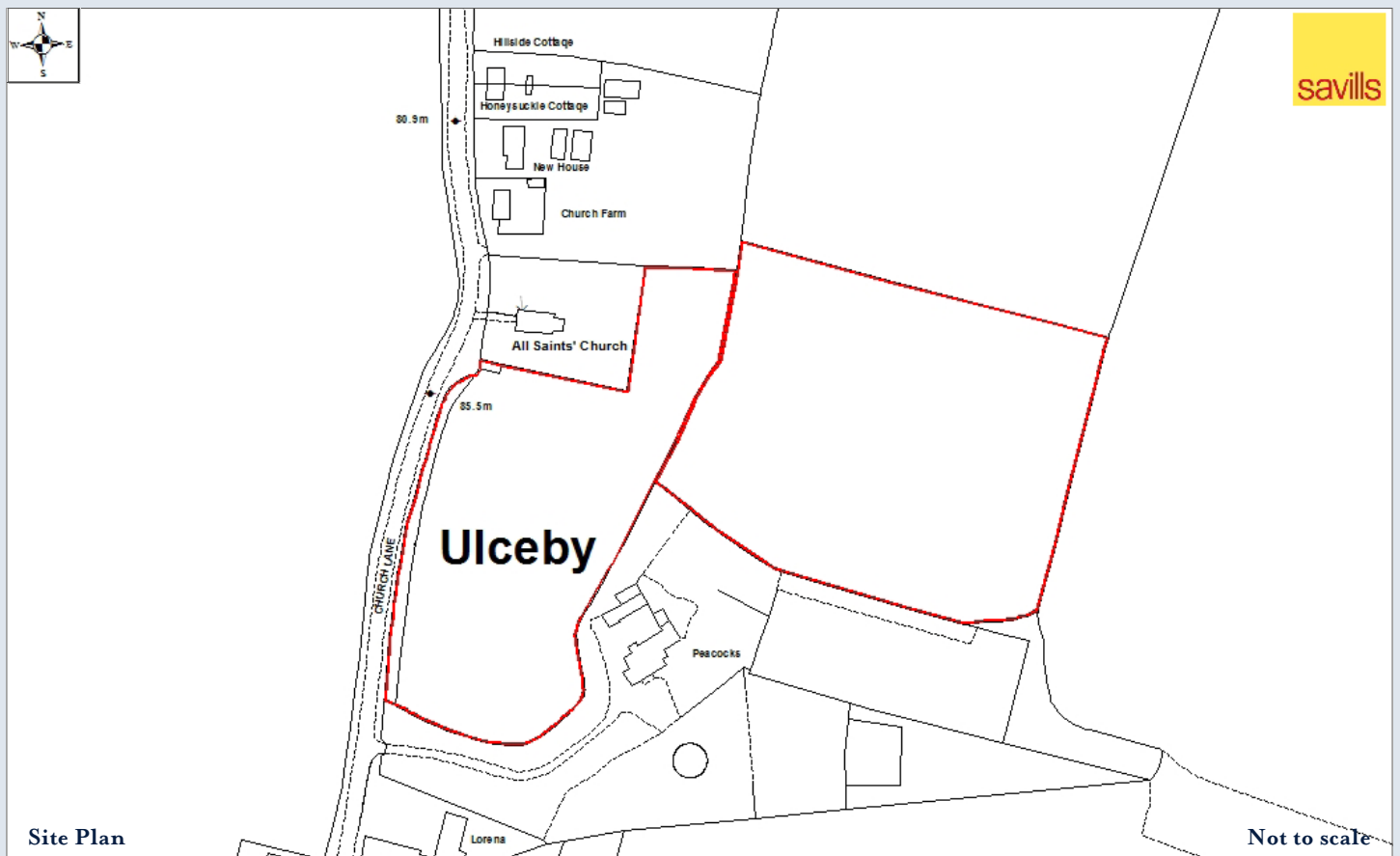
### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.





## Lot II

4.1 acres (1.66 hectares) Land at Burgh le Marsh, Lincolnshire, PE24 4SA (nearest postcode)

### Description

A small parcel of land extending to about 4.1 acres.

### Directions

From the village of Burgh le Marsh head east on Skegness Road (A158) then turn right onto Middlemarsh Road. Continue for approximately 1.8 km (1.1 miles) where you will find a farm track on the right hand side. The land can be found on the left hand side after travelling approximately 850 metres along this track.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Wallasea 2 series, which are deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern.

Groundwater controlled by ditches and pumps. Suitable for winter cereals and some sugar beet, potatoes, cereals and field vegetables.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

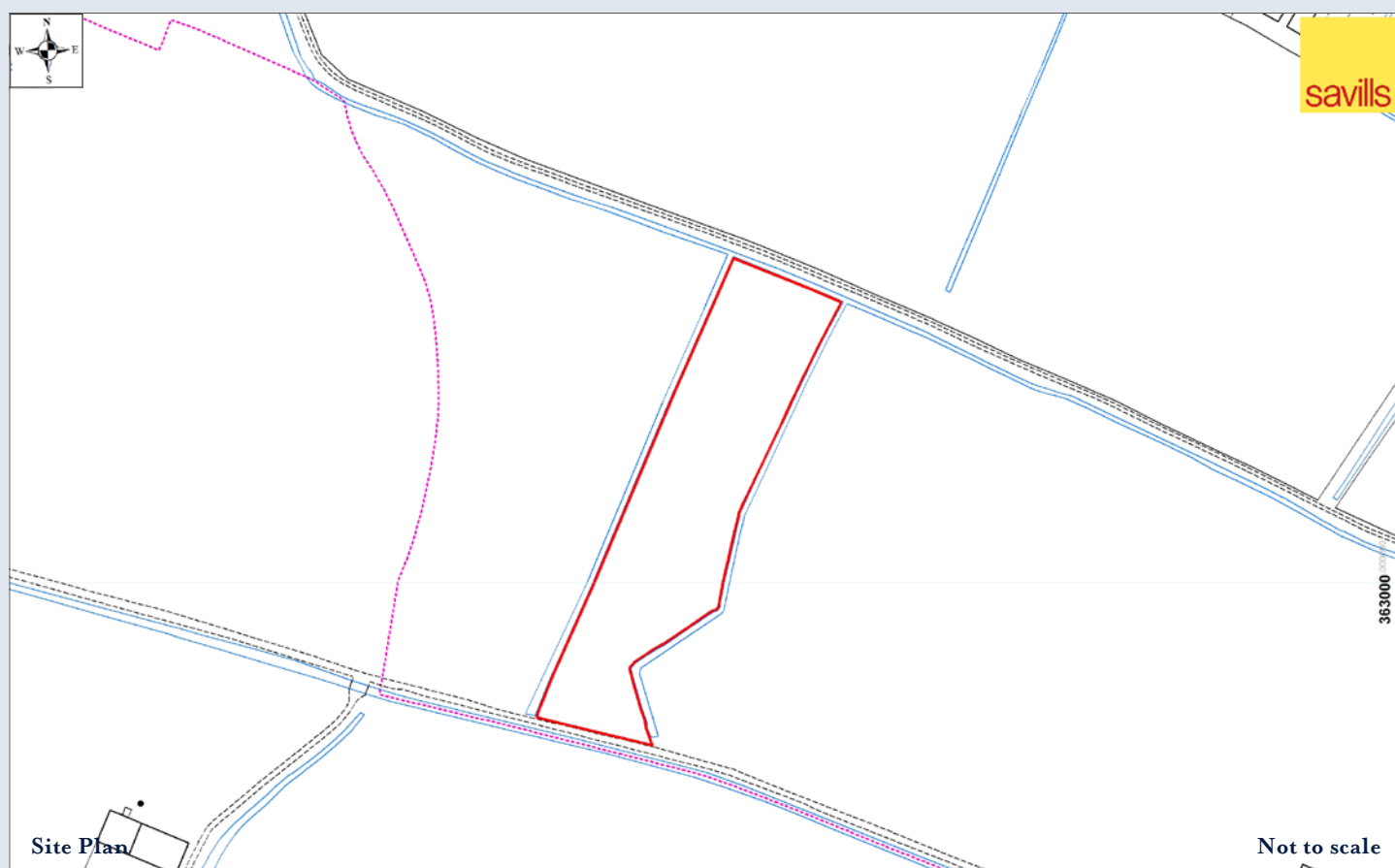
The land is sold freehold with vacant possession available on completion.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council  
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.



## Lot 12

30.13 acres (12.19 hectares) Land at Farlesthorne, Lincolnshire, LN13 9PQ (nearest postcode)

### Description

A useful parcel of arable land extending to about 30.13 acres.

### Directions

From Bilsby, take Back Lane towards Bilsby Field. At the junction turn left onto Farlesthorne Road and continue through Farlesthorne where the land can be found at the end of the road on the left hand side.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Holderness series, which are slowly permeable seasonally waterlogged fine loamy soils and similar soils with only slight waterlogging. Narrow strips of clayey alluvial soils. Suitable for cereals and some short term grassland.

### Basic Payment Scheme

At the termination of the tenancy, the outgoing tenants are required to transfer the entitlements to the purchaser or the purchaser's designated nominee in return for consideration of £1.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

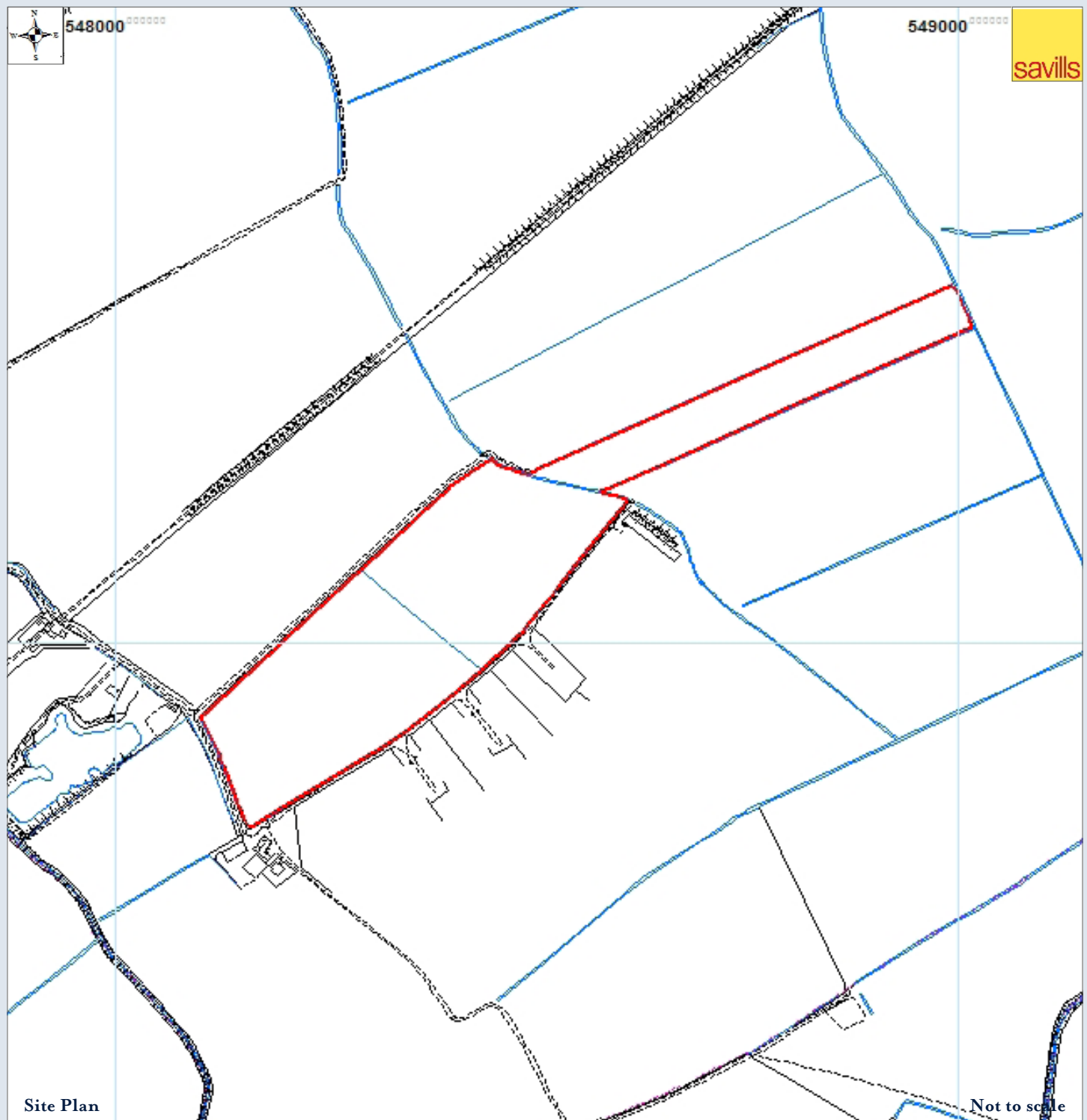
The land is sold freehold but forms part of a Farm Business Tenancy which terminates on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council  
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP





Lot 12



Lot 13





## Lot 13

7.04 acres (2.84 hectares) Land at Carrington, Lincolnshire, PE22 7HZ.

### Description

About 7.04 acres of grassland.

### Directions

The land can be found behind St Paul's Church in the village of Carrington. Access is taken by a right of way to the side of the Old Vicarage.

### The Land

Classified as Grade 2, the Soil Survey of England and Wales records the soils as Wisbech, which is deep stoneless calcareous coarse silty soils. Groundwater usually controlled by ditches or pumps. Flat land with low ridges. Risk of wind erosion locally. Suitable for sugar beet, potatoes, field vegetables, horticultural crops and cereals.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

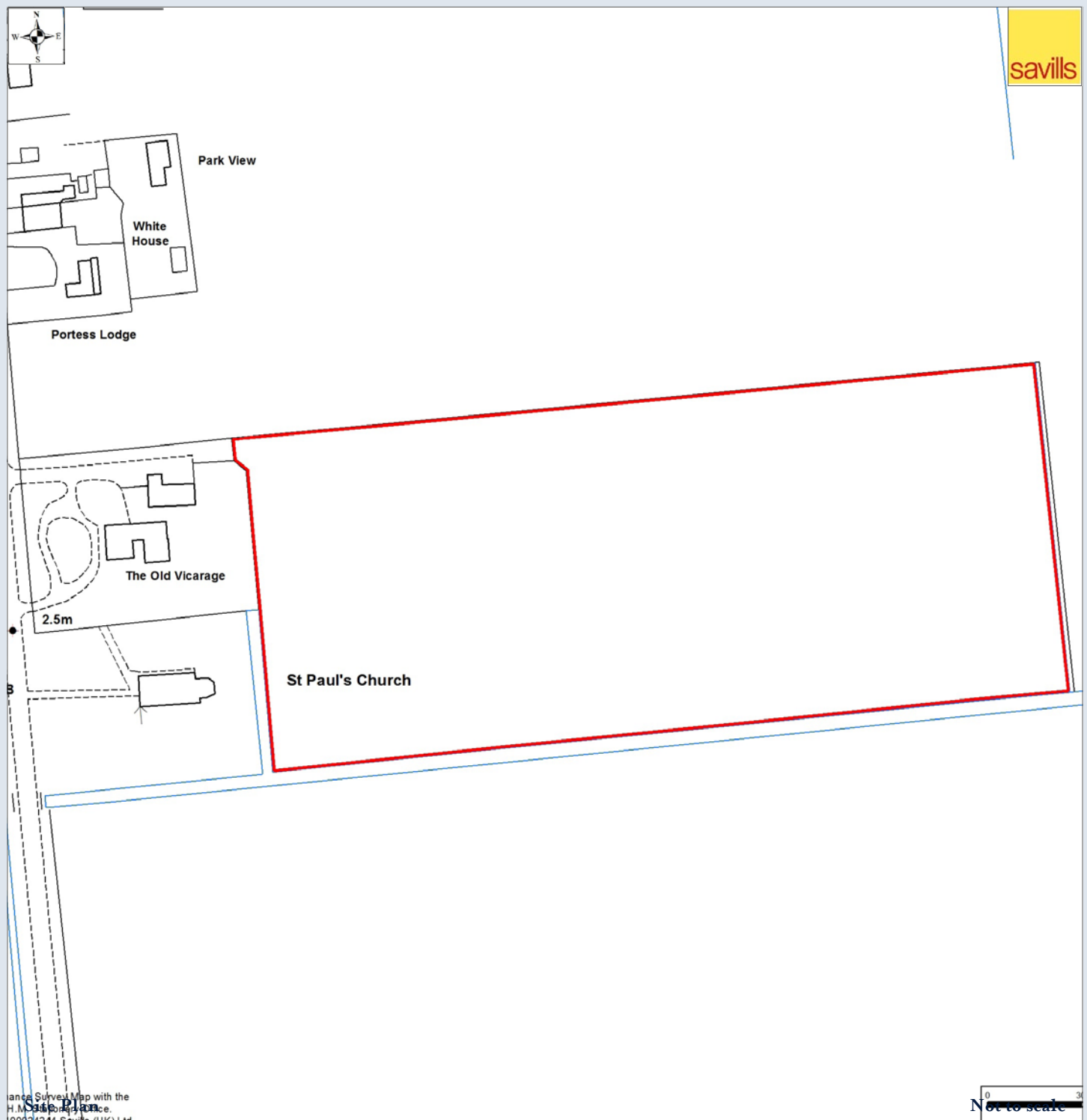
### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.



## Lot 14

5.41 acres (2.19 hectares) Land at East Halton, North Lincolnshire, DN40 3PD.

### Description

Two parcels of land on the edge of the village of East Halton.

### Directions

Once in the village of East Halton, take the lane to the side of the Church of St Peter, off East Halton Road. The first parcel can be found a short distance along this lane to the right hand side with the second parcel further along the track, see plan for reference.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Holderness series, which are slowly permeable seasonally waterlogged fine loamy soils and similar soils with only slight waterlogging. Narrow strips of clayey alluvial soils. Suitable for cereals and some short term grassland.



### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

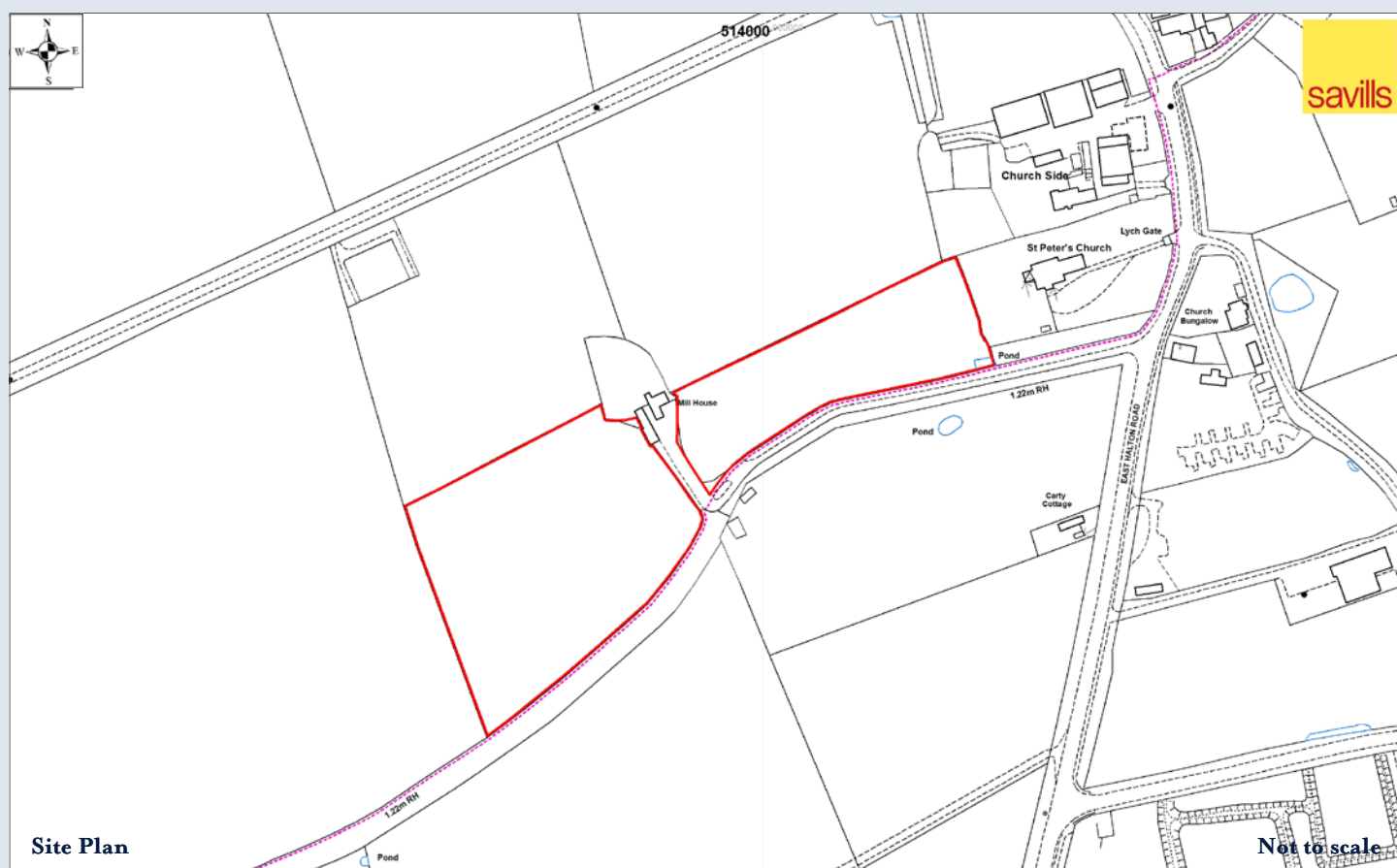
The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

North Lincolnshire Council  
Civic Centre, Ashby Road, Scunthorpe, North Lincolnshire, DN16 1AB.



## Lot 15

1.78 acres (0.72 hectares) Land at Ings Bank, Leverton, Lincolnshire, PE22 0EF (nearest postode)

### Description

Small parcel of grassland.

### Directions

From Leverton, head west on Lacey's Lane and continue onto Middlemere Bank and then onto Ings Bank where the land can be found on the left hand side approximately 1.8 km (1.12 miles) from Leverton village.

### The Land

Classified as Grade 2, the Soil Survey of England and Wales records the soils as being of the Wallasea 2 series, which are deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern. Groundwater controlled by ditches and pumps. Suitable for winter cereals and some sugar beet, potatoes, cereals and field vegetables.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold subject to a periodic Farm Business Tenancy. Notice will need to be served prior to 11th October 2019 in order to gain vacant possession in October 2020.

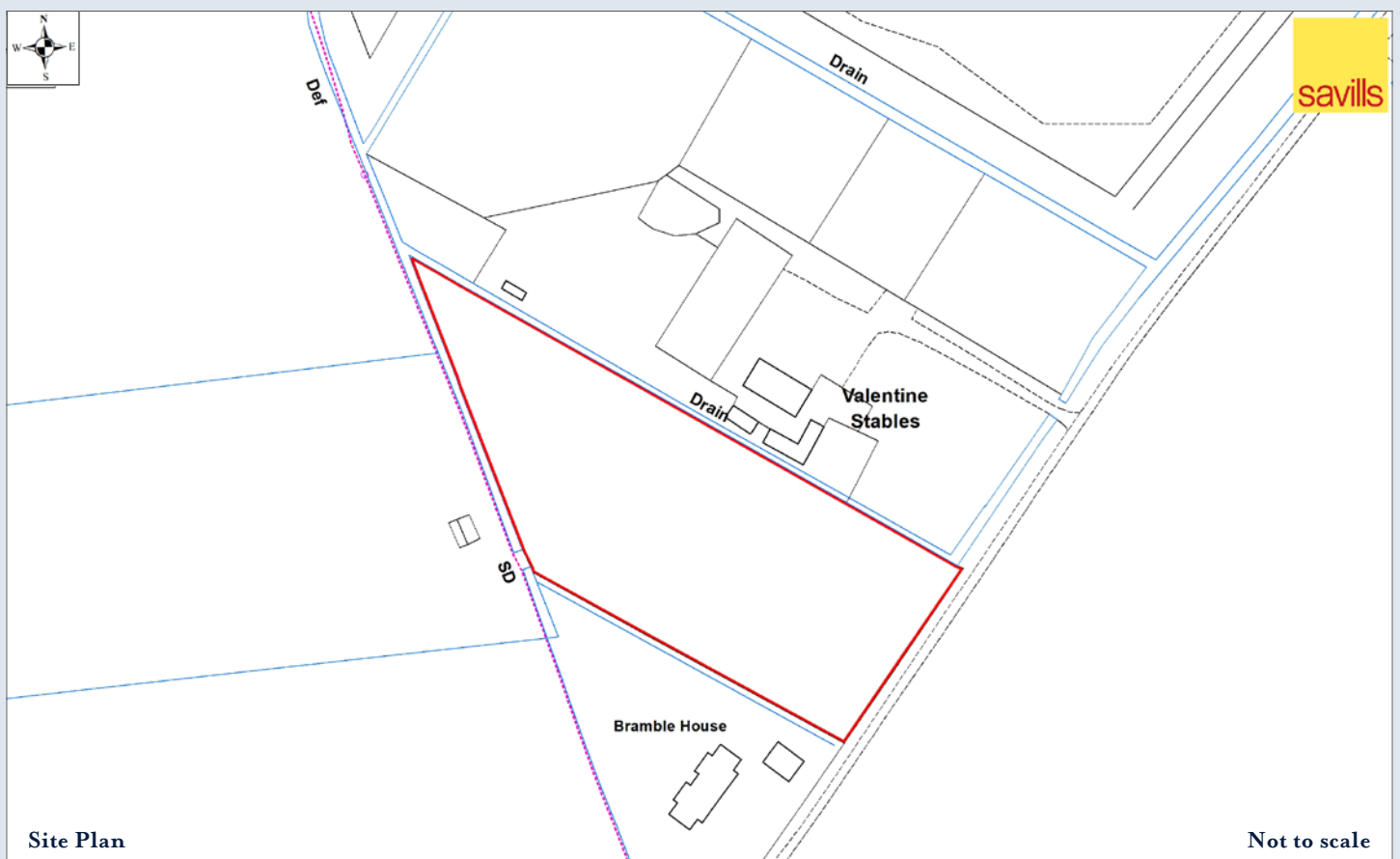
### Viewings

Strictly by appointment through the selling agents.

### Local Authority

Boston Borough Council

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR.





## Lot 16

1.48 acres (0.59 hectares) Land at Owmbly by Spital, Lincolnshire, LN8 2HB (nearest postcode)

### Description

About 1.48 acres of grassland off Green Lane.

### Directions

Head out of Owmbly by Spital on the Owmbly Cliff Road towards the A15. Turn right onto Green Lane/Mill Lane. The land can be found a short distance along the land on the left hand side.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Aswarby series, which are shallow permeable calcareous fine loamy soils over limestone, some affected by groundwater. Some slowly permeable seasonally waterlogged clayey soils. Suitable for cereals, sugar beet and potatoes.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

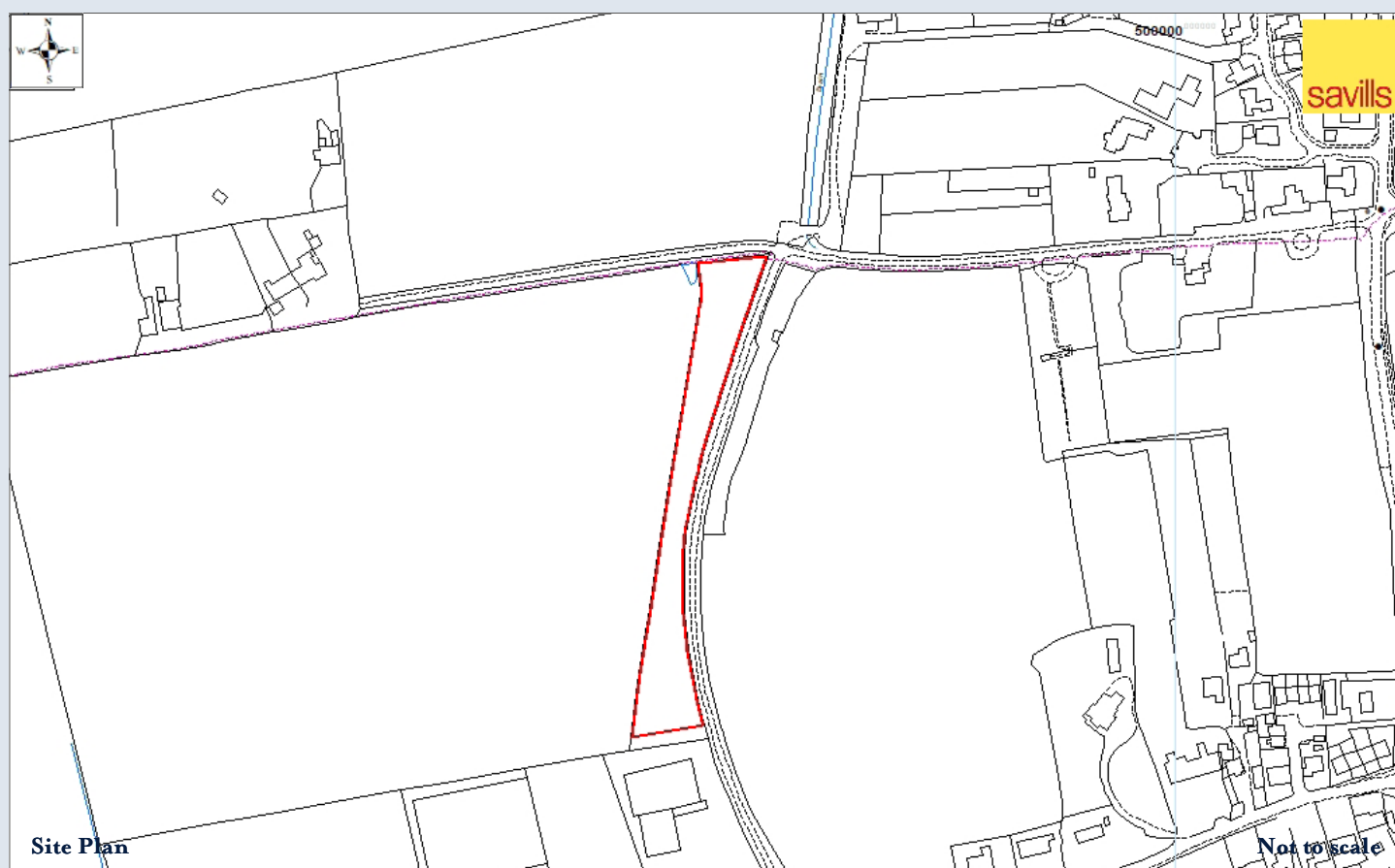
The land is sold freehold with vacant possession on completion.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

West Lindsey District Council  
Guildhall, Marshall's Yard, Gainsborough, Lincolnshire, DN21 2NA.



## Lot 17

7.9 acres (3.2 hectares) Land at Theddlethorpe, Lincolnshire, LN12 1NX (nearest postcode).

### Description

Two separate parcels of land around the village of Theddlethorpe.

### Directions

The first parcel is accessed from High Gate Lane in Theddlethorpe. The second can be found just to the south with access via a track from Rotten Row. Please see the plan for reference.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Wallasea 2 series, which are deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern. Groundwater controlled by ditches and pumps. Suitable for winter cereals and some sugar beet, potatoes, cereals and field vegetables.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

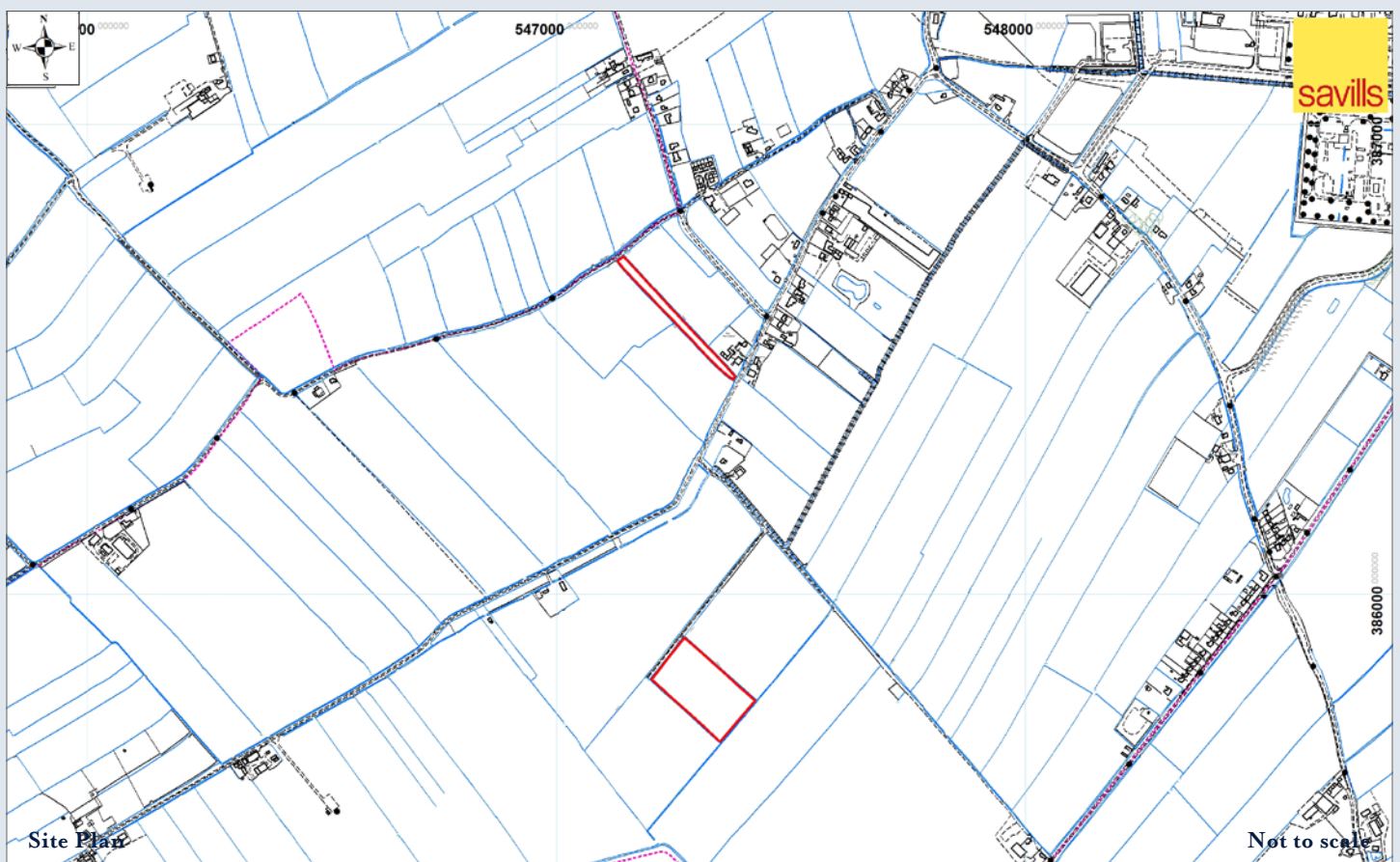
### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.





## Lot 18

4.27 acres (1.73 hectares) Land at Theddlethorpe St Helen, Lincolnshire, LN12 1NS (nearest postcode)

### Description

A single parcel of grassland near the centre of Theddlethorpe St Helen.

### Directions

The land can be accessed from Saltfleet Road (A1031) approximately 200 metres south east from Saint Helen's Church in the centre of Theddlethorpe St Helen.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Wallasea 2 series, which are deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern. Groundwater controlled by ditches and pumps. Suitable for winter cereals and some sugar beet, potatoes, cereals and field vegetables.

### Restrictive Covenants / Overage Clause

At the termination of the tenancy, the outgoing tenants are required to transfer the entitlements to the purchaser or the purchaser's designated nominee in return for consideration of £1.

### Tenure and Possession

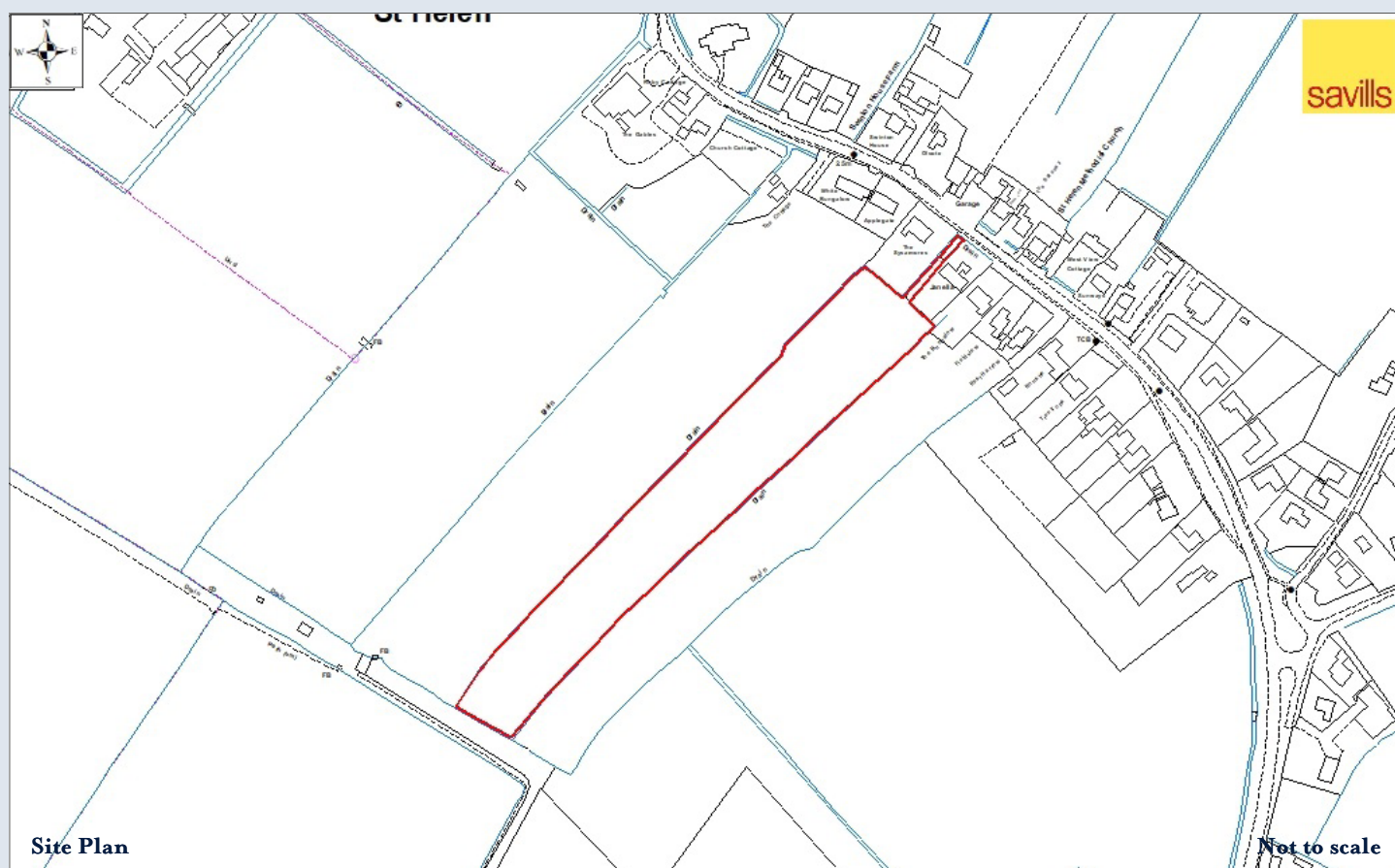
The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council  
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.





## Lot 19

5.61 acres (2.27 hectares) Land at Withcall, Lincolnshire, LN11 9RL (nearest postcode)

### Description

Arable land extending to about 5.61 acres.

### Directions

The land can be found by heading approximately 450 metres east from the centre of the village of Withcall.

### The Land

Classified as Grade 2, the Soil Survey of England and Wales records the soils as being of the Salop series, which is 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 slight seasonal waterlogging. Suitable for grassland and some cereals.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold subject to a Farm Business Tenancy which terminates on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.



## Lot 20

8.08 acres (3.27 hectares) Land off Rookery Lane, Wildmore, Lincolnshire, LN4 4YN

### Description

Grade 2 arable land extending to about 8.08 acres.

### Directions

From Gipsey Bridge, head north on Leagate Road for approximately 1 mile then turn left onto Rookery Lane. The land can be found at the end of Rookery Lane, see plan for reference.

### The Land

Classified as Grade 2, the Soil Survey of England and Wales records the soils as being of the Wallasea 2 series, which is deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern. Groundwater controlled by ditches and pumps. Suitable for winter cereals and some sugar beet, potatoes, cereals and field vegetables.

### Basic Payment Scheme

The land is registered to receive payments under the Basic Payment Scheme, the entitlements are held by the tenant and can be transferred back to the landlord for open market value.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

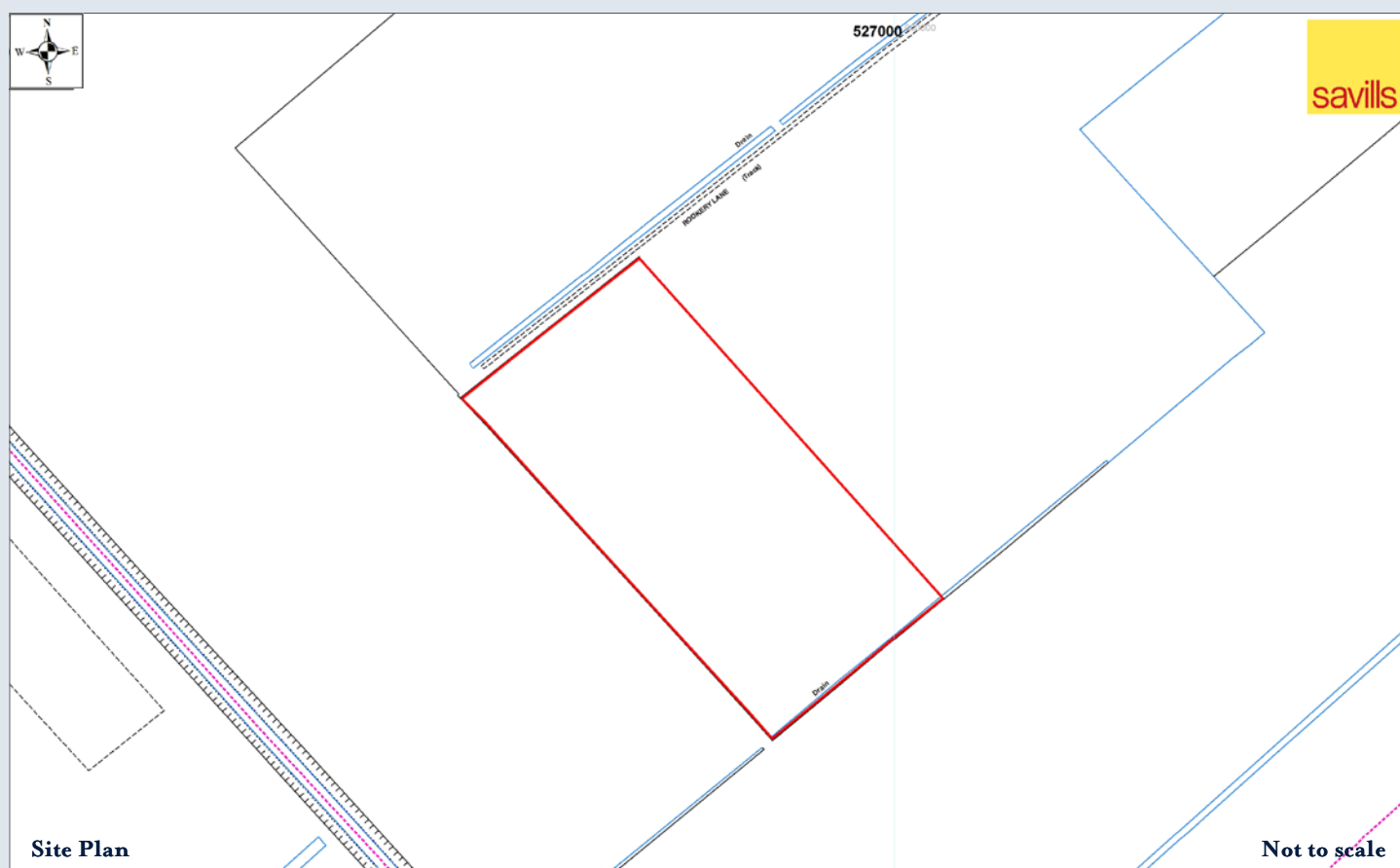
The land is sold freehold subject to a Farm Business Tenancy which expires on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council  
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.





## Lot 21

1.75 acres (0.7 hectares) Land off A16 Stickney, Lincolnshire, PE22 8EF (nearest postcode)

### Description

A small parcel of ridge and furrow grassland extending to about 1.75 acres.

### Directions

Head north out of the main village of Stickney, on the A16, towards Stickford. The land can be found on the western side of the A16 with access taken directly from the A16.

### The Land

Classified as Grade 2, the Soil Survey of England and Wales records the soils as being of the Salop series, which is 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 slight seasonal waterlogging. Suitable for grassland and some cereals.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold with vacant possession on completion.

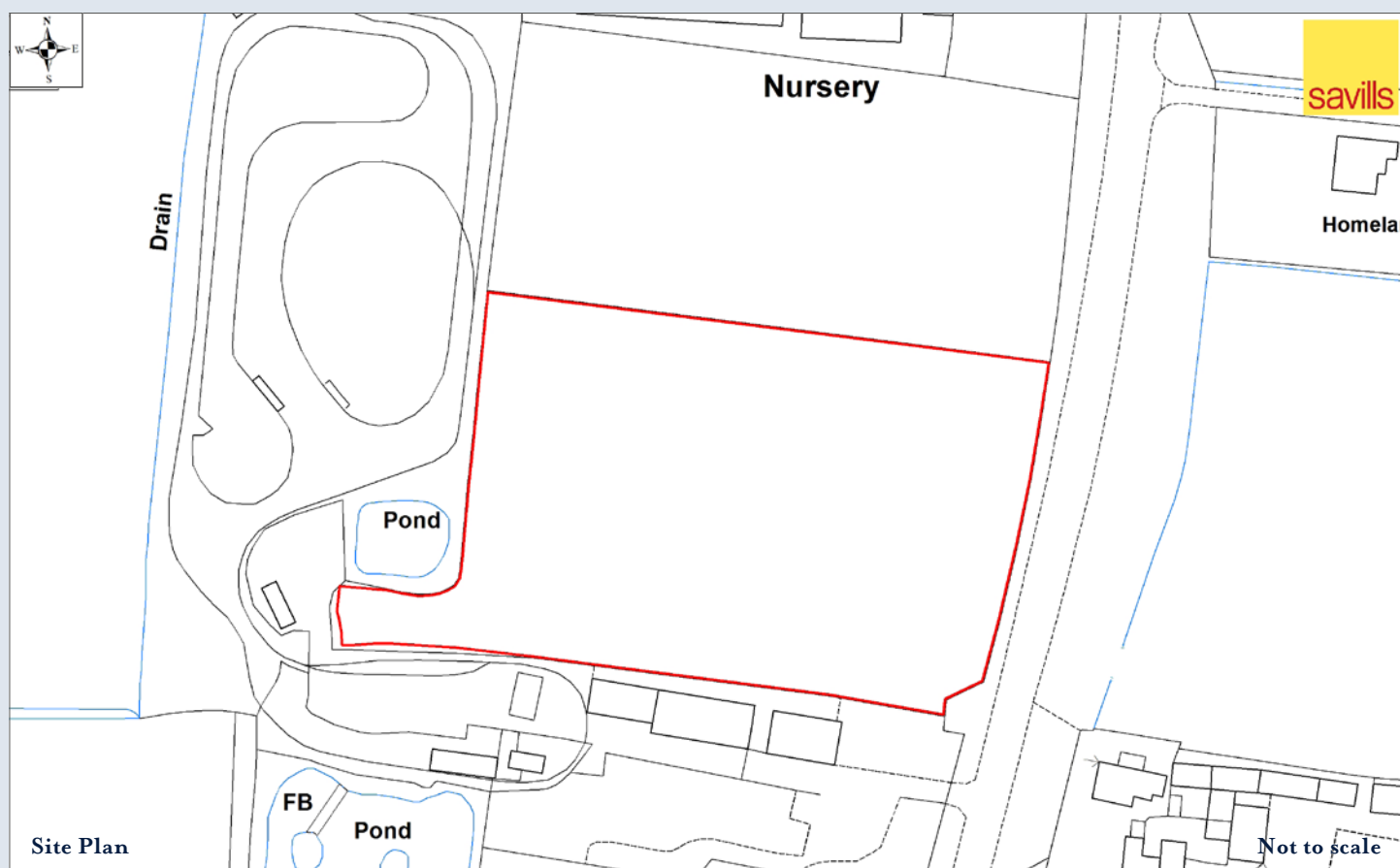
### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.



## Lot 22

6.74 acres (2.72 hectares) Land off West Fen Drainside, Stickney  
Lincolnshire, PE22 8BG (nearest postcode)

### Description

About 6.74 acres of grassland off West Fen Drainside, Stickney.

### Directions

Heading west out of Stickney Village on Hall Lane, turn left at West Fen Catchwater Drain onto West Fen Drainside where the land can be found a short distance along the lane on the left hand side.

### The Land

Classified as Grade 2, the Soil Survey of England and Wales records the soils as being of the Salop series, which is 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 slight seasonal waterlogging. Suitable for grassland and some cereals.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

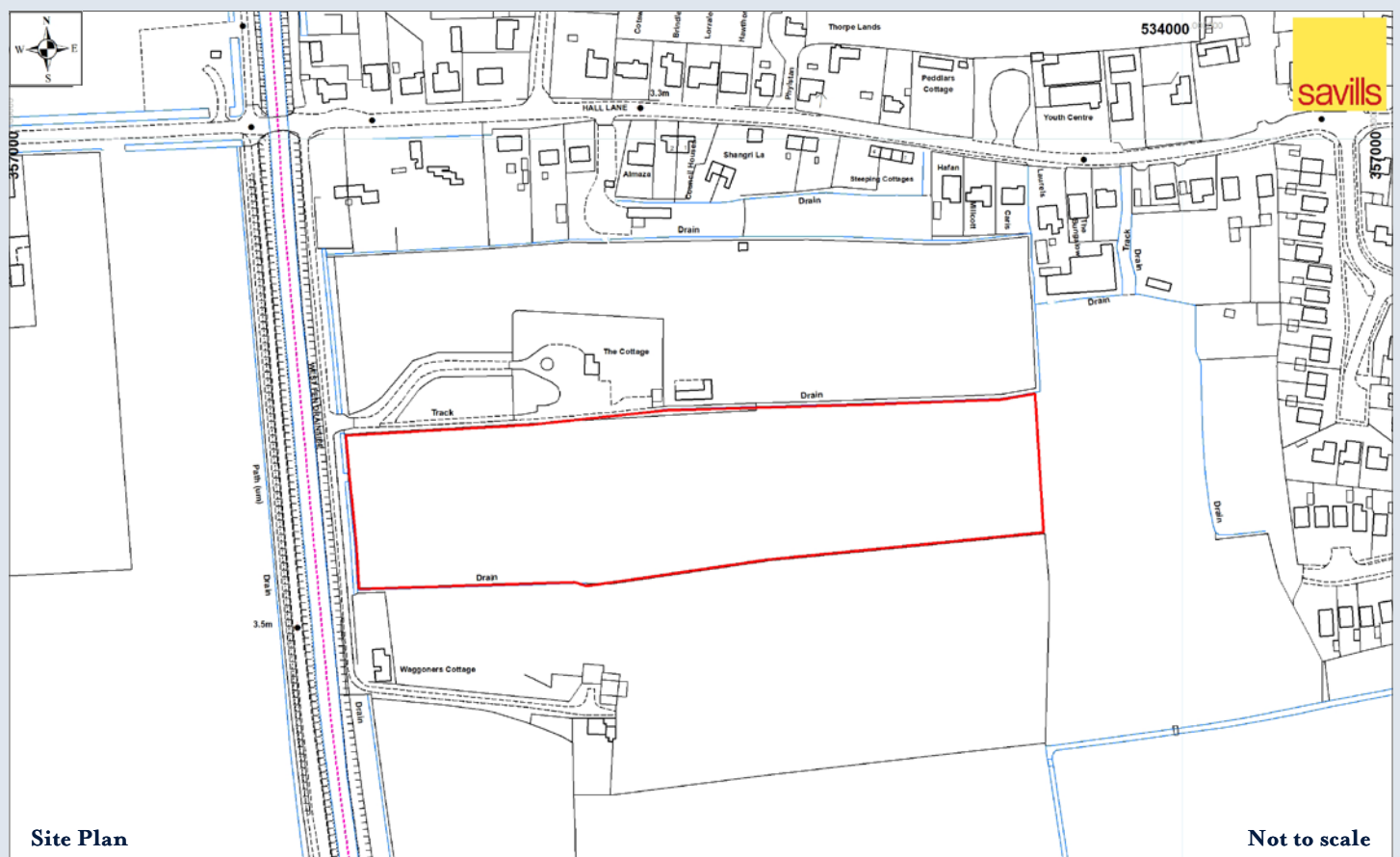
The land is sold freehold subject to a Farm Business Tenancy which terminates on 6th April 2020.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council  
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.





## Lot 23

8.74 acres (3.53 hectares) Grassland at Pickworth, Lincolnshire, NG34 0TQ (nearest postcode)

### Description

Grassland to the south of Pickworth Village.

### Directions

Heading south out of Pickworth village, the land can be accessed on the left hand side from Folkingham road, see plan for reference.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Ragdale series, which is slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils. Suitable for winter cereals and stock rearing.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold with vacant possession on completion.

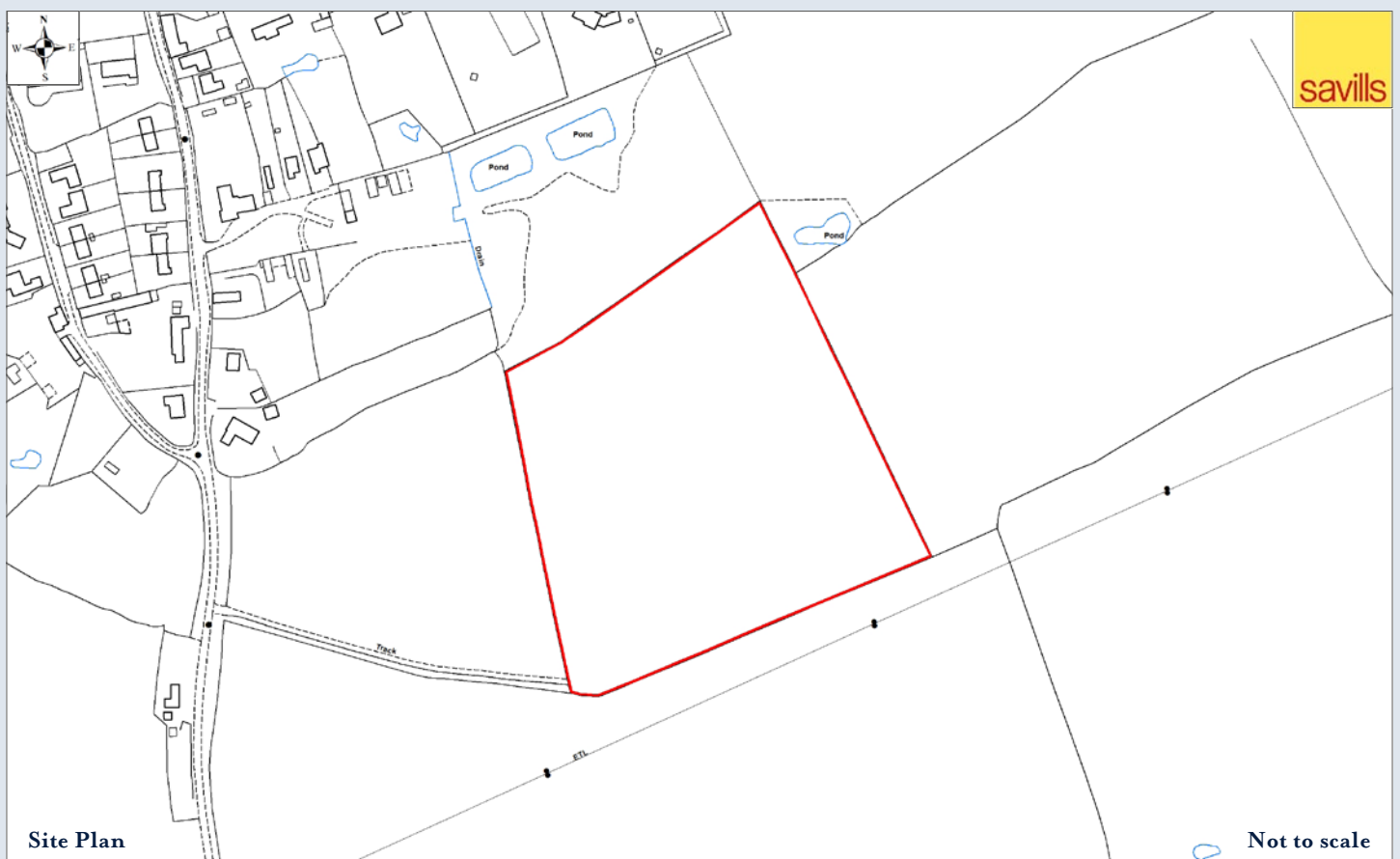
### Viewings

Strictly by appointment through the selling agents.

### Local Authority

South Kesteven District Council

1 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ.



Site Plan

## Lot 24

10.38 acres (4.2 hectares) Arable Land at Pickworth, Lincolnshire, NG34 0TH (nearest postcode)

### Description

Arable land extending to about 10.38 acres.

### Directions

From Folkingham, head west out of the village on West Street for approximately 2.9 km (1.3 miles) where the land can be found on the left hand side.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Ragdale series, which is slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils. Suitable for winter cereals and stock rearing.

### Basic Payment Scheme

The land is registered to receive payments under the Basic Payment Scheme, the entitlements are held by the tenant and can be transferred back to the landlord for open market value.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

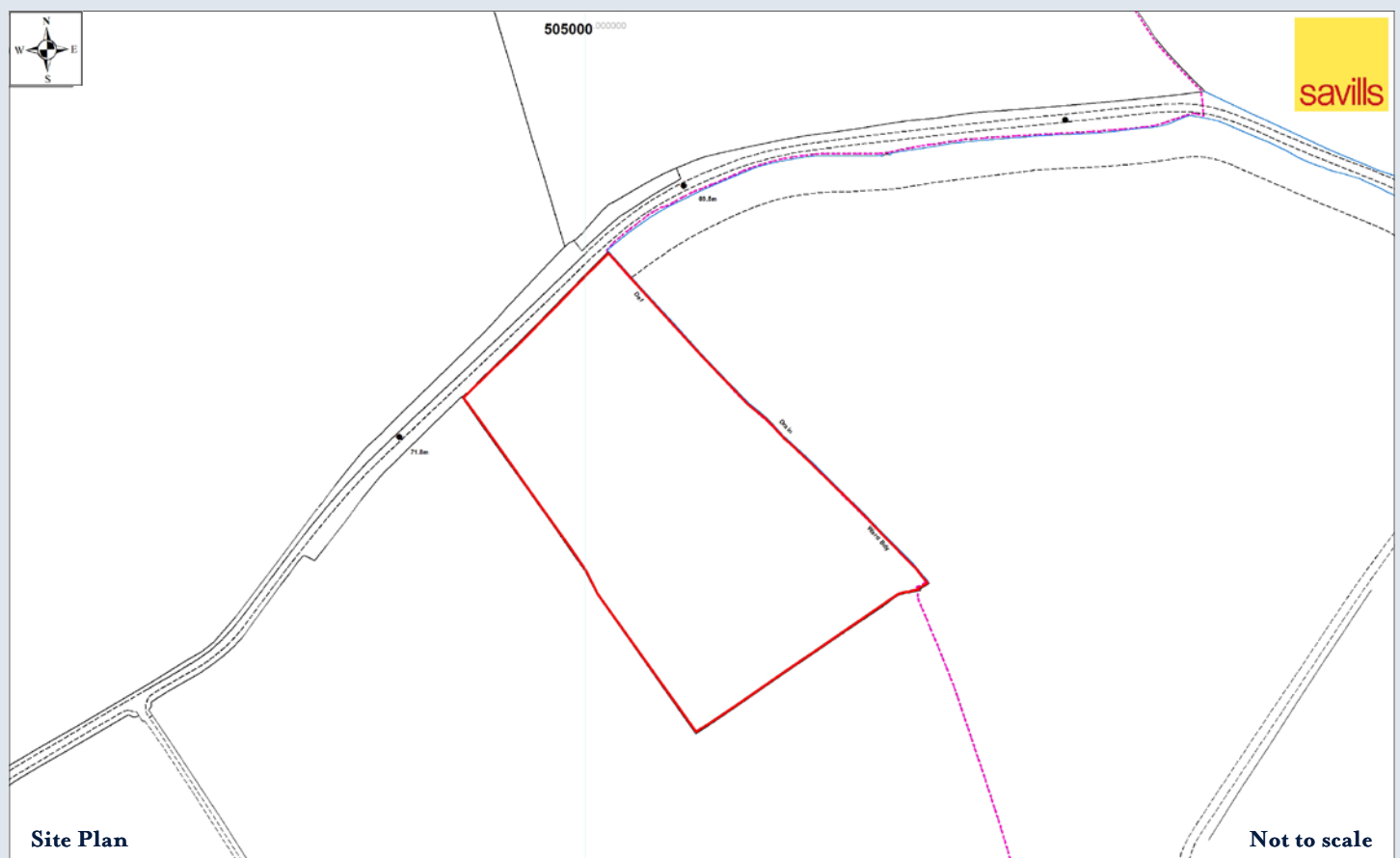
The land is sold freehold subject to a Farm Business Tenancy which expires on 11th October 2019.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

South Kesteven District Council  
1 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ.





## Lot 25

2.63 acres (1.06 hectares) Land at Halton Hologate, Lincolnshire, PE23 5PD (nearest postcode).

### Description

Grassland extending to about 2.63 acres.

### Directions

From St Andrew's church, in Halton Hologate village, turn right and the land can be found a short distance along the road on the left hand side.

### The Land

Classified as Grade 3, the Soil Survey of England and Wales records the soils as being of the Cuckney 2 series. These soil types are well drained sandy and ferruginous fine loamy soils over soft sandstone. Some coarse loamy soils affected by groundwater. Risk of wind erosion. Suitable for cereals, sugar beet and potatoes, some field vegetables.

### Restrictive Covenants / Overage Clause

The lot is subject to a restrictive covenant and an overage clause that are detailed at the end of these particulars.

### Tenure and Possession

The land is sold freehold but forms part of a Farm Business Tenancy which terminates on 6th April 2020.

### Viewings

Strictly by appointment through the selling agents.

### Local Authority

East Lindsey District Council

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.



## GENERAL INFORMATION

### Method of Sale and Lotting

The portfolio is available as a whole or individual lots by way of Informal Tender. All offers should be submitted no later than **12 Noon on Wednesday 3rd July 2019**. Please see tender form for further information.

### Minerals, Sporting and Timber Rights

As far as they are owned, sporting rights and standing timber are included in the sale.

### Restrictive Covenant / Overage Clause

The property is sold subject to a reservation of 50% of any future development value (clawback) for a period of 80 years and to a covenant limiting the land to agricultural and equestrian use only.

Please see the Tender Form for further information on restrictive covenants.

### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

### Nitrate Vulnerable Zone

The majority of the lots are situated within a Nitrate Vulnerable Zone and will be subject to the usual restrictions.

### Internal Drainage Boards

Some of the lots will be subject to drainage rates. Purchasers should enquire with the relevant drainage board and satisfy themselves of any drainage rates.

### Fixtures and Fittings

Only those items specifically referred to in these particulars are included in the sale.

### Viewings

Viewings are strictly by appointment through the selling agents.

### Vendor's Solicitors

Jonathan Blythe - Chattertons, 9 Broad Street, Stamford, Lincolnshire, PE9 1PY. Tel: 01780 750664

Email: [jonathan.blythe@chattertons.com](mailto:jonathan.blythe@chattertons.com)

### Plans, Schedules and Boundaries

The vendor and the vendor's agent will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. The purchaser will satisfy themselves as to the ownership of any boundaries. The purchaser(s) shall be responsible for fencing any boundaries should it be required.

### Searches

The purchaser will reimburse the vendor for cost of the searches.

### Town and Country Planning

The properties are offered subject to any development plans, Tree Preservation Orders, Town Planning schedules or resolutions which may or may not come into force. The purchaser will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the property.

### VAT

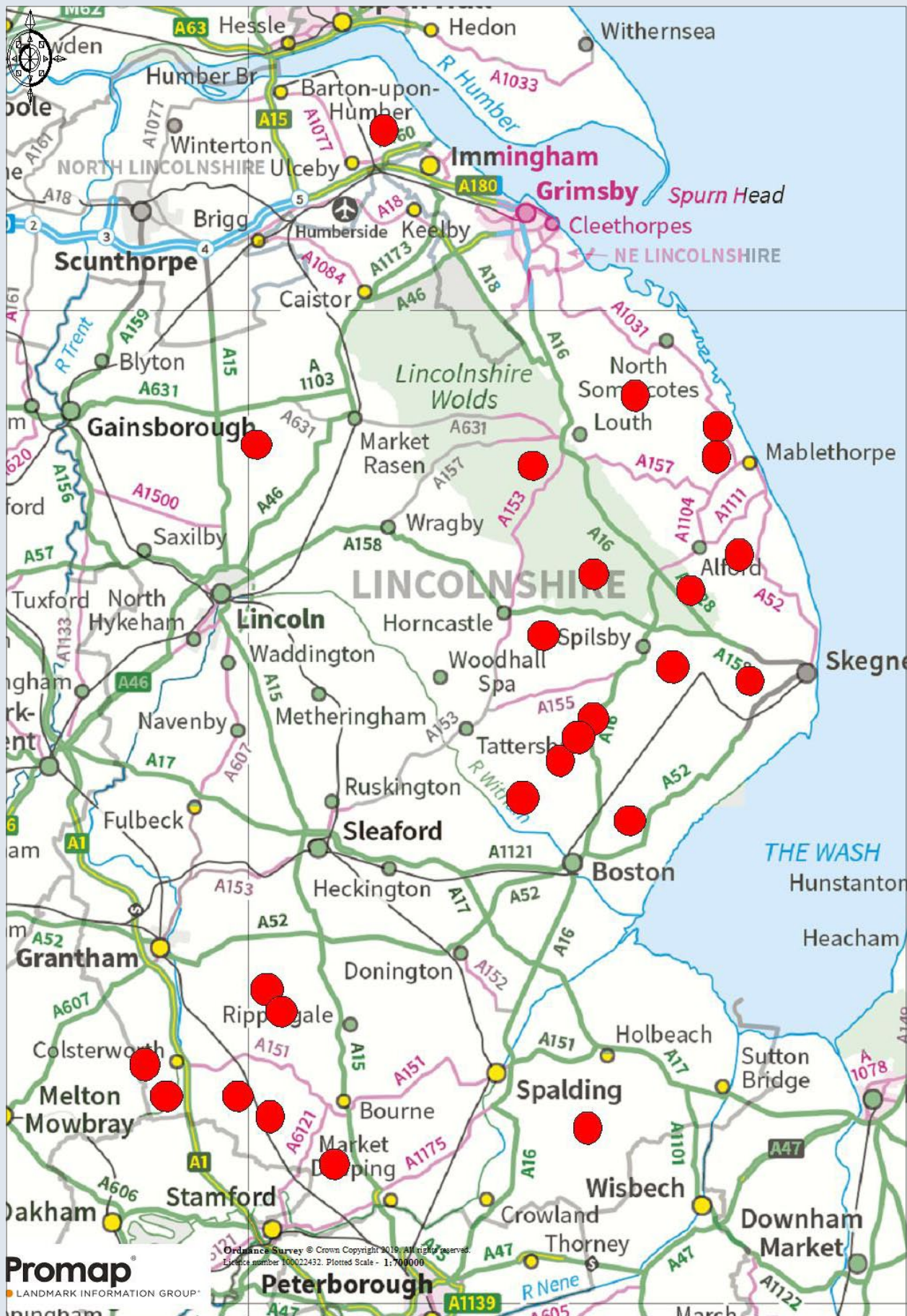
Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then such a tax will be payable by the purchaser.

Photographs taken April 2019. Particulars dated May 2019.

Lot 17







Sam Thomas  
 Savills Lincoln  
 Sthomas@savills.com  
 01522 507 315

Romina Llorente  
 Savills Lincoln  
 Romina.llorente@savills.com  
 01522 508914

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