



HOLME FARM

Kelby, Sleaford, Lincolnshire, NG32 3AJ

Productive Grade 3 commercial arable farm situated between Sleaford and Grantham, Lincolnshire



Sleaford – 4.25 miles
Grantham – 9 miles
(Distances are approximate)

A productive undulating commercial arable farm situated in the Lincolnshire countryside.

- Equipped with “Beckside” 1,800 tonne on floor grain store and yard
- Predominantly Grade 3 arable land with some pasture and woodland covers
- Mainly in a ring fence
- Existing woodlands and new plantings ideal for sporting and wildlife haven
- Good access to fields via Council maintained highways and system of internal trackways
- Well located for easy access to major communication routes including the East Coast Main Line and the A1 at Grantham
- For sale as a whole by Private Treaty

INTRODUCTION

Holme Farm is a substantial, predominantly arable farm extending to about 721.28 acres (291.9 hectares). The farm presents an ideal opportunity for a number of different purchaser types, including buyers looking for a stand-alone well-equipped commercial arable farm, those looking for a tax efficient investment or local and regional farmers looking to extend their existing farming operations.





SITUATION

Situated just 4.25 miles to the south west of Sleaford and 9 miles to the north east of Grantham. Holme Farm is well located with the benefit of both the privacy of a rural location and the convenience of being close to the two Lincolnshire towns of Sleaford and Grantham with all the services that they offer. The farm is extremely accessible, with a main line east coast rail connection at Grantham and the A1 approximately 9 miles to the south west.

The majority of the farmland is located just the north of the village of Kelby with the principal farmyard and modern grain store being located within Kelby village and accessed via a private tree lined driveway from the Council maintained highway.

HISTORY

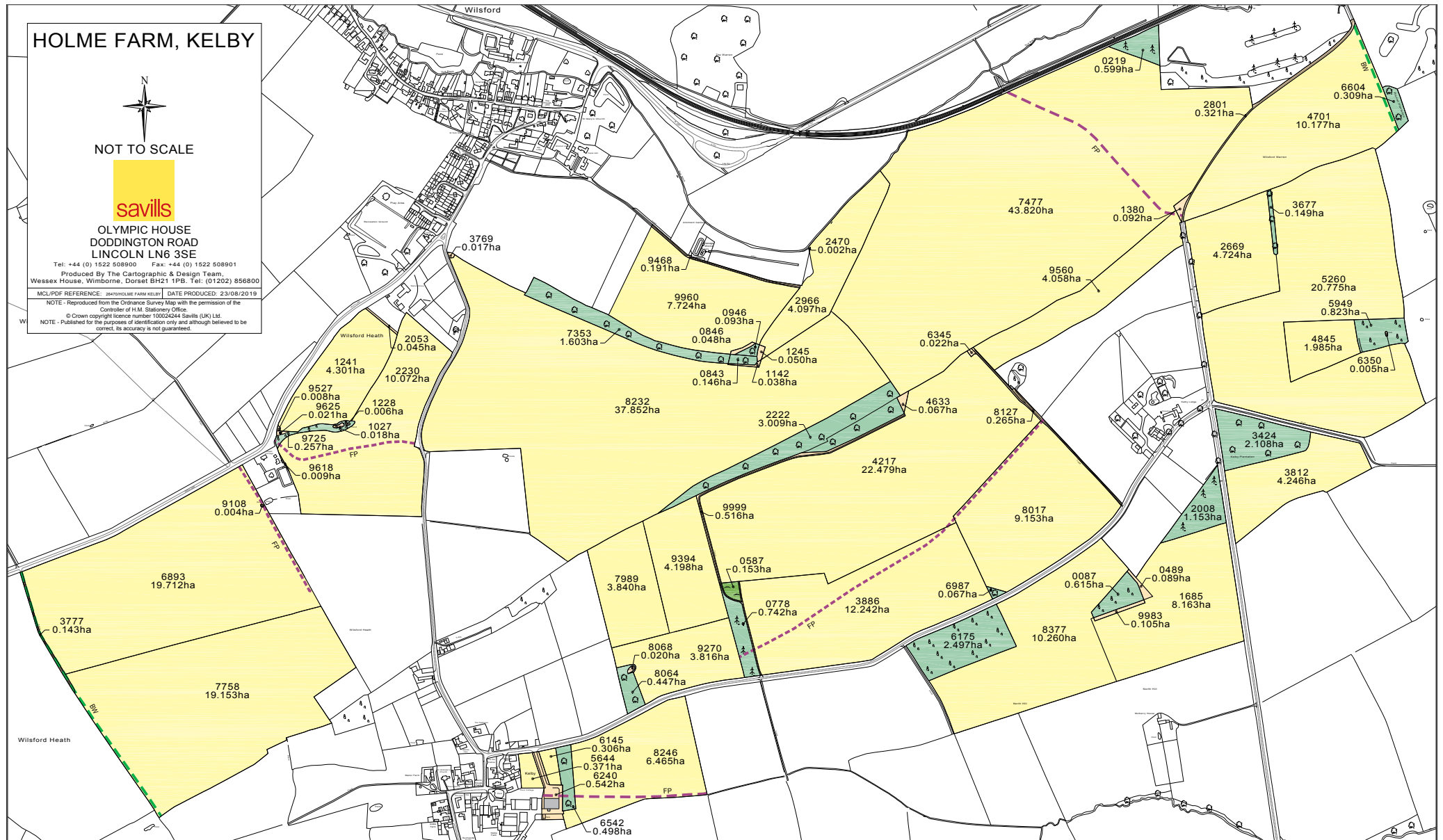
Holme Farm originally comprised a number of smaller holdings which have been amalgamated over the years by the current vendor, with a considerable amount of investment having been made in regard to improvements including a modern grain store, fencing, tree planting and general farm infrastructure.

FARM BUILDING AND YARD

The farm has the benefit of a modern grain store which is located just to the east of Kelby and is approached by a beautiful tree lined concrete driveway, ending with a large concrete apron in front of the grain store giving plenty of turning area and space for the storage of equipment.

The “Beckside” on-floor grain store has a capacity of 1,800 tonnes and dimensions of 36.8 m x 24.8 m, steel frame with drive on ventilated floor in two bays, the third bay is solid concrete floor, steel grain walling, profile steel cladding and roof, roller shutter doors, timber central duct and fan house. In the yard there is ample storage at both the front and rear elevations of the grain store.





THE FARMLAND

Holme Farm extends to approximately 721.28 acres (291.9 hectares), the majority of which is arable land but with some pastureland, woodland, and new tree plantings.

The land is mainly located within a ring fence with plenty of field openings allowing easy access. The topography of the farm is gently undulating and the highest point on the farm is on its western boundary, being situated 91 m above sea level with far reaching views over the surrounding countryside. The Agricultural Land Classification of England and Wales shows the land as mainly coming under the Elmtun 3 and Ragdale Series. Elmtun 3 are described as shallow well drained brashy calcareous and fine loamy soils over the limestone. Some deeper slowly permeable seasonally waterlogged, mainly calcareous clayey soils suitable for cereals, sugar beet and potatoes. The Ragdale Series are slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils suitable for winter cereals and stock rearing. The current farming regime revolves around a combinable cropping rotation but some of the land has been down to temporary grass leys for sheep grazing. Approximately 185.18 acres (74.94 hectares) has been let under a seasonal cropping licence for the growing of forage maize this crop is due to be removed no later than 30th September 2019 (a copy of the agreement is available for inspection).

There is also a Countryside Stewardship Middle Tier Scheme covering the farm (Agreement Reference 646412). The agreement is due to expire on 31st December 2023.

WOODLAND/SPORTING

Holme Farm, although a productive arable farm, also has a high level of amenity and sporting potential. Existing woodlands and new woodland plantings have been strategically planted to benefit wildlife habitat and create an excellent family shoot. The shooting rights are to be retained for the 2019/2020 season along with the existing game covers.







GENERAL REMARKS AND STIPULATIONS

Tenure and Method of Sale

The farm is sold Freehold as a whole by Private Treaty. Vacant possession will be available on completion subject to holdover as detailed in these particulars.

Additional Land Available for Rental under a Farm Business Tenancy Agreement

There is an additional parcel of around 300 acres to the south of Kelby that could be made available under a Contract Farming Agreement or a Farm Business Tenancy, subject to negotiations.

Holdover

The vendor requires holdover on the grain store for the storage of crops. Vacant possession will then be given no later than 30th February 2020. Holdover will be required for the shooting rights and shoot covers until the middle of February 2020.

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 a figure assessed by the vendor's valuer based upon CAAV rates or contractor's rates where applicable and invoice costs for seeds, fertiliser and sprays applied plus enhancement value.

Services

The farm benefits from main 3 phase electricity, mains water.

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 vendor and the vendor's 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 subject to a Countryside Stewardship Scheme Middle Tier (Agreement Reference 646412) which is due to expire on 31st December 2023. A copy of this agreement is available for inspection by the selling agents.

Basic Payment Scheme

The vendor will retain the Basic Payment Scheme for 2019. Entitlements will be included in the final sale price (plus any VAT if applicable) and the vendor will use best endeavours to transfer these to the purchaser(s) in time to allow the purchaser(s) to make a claim for the following claim year. The ingoing purchaser(s) will indemnify the vendor against any non-compliance from the date of completion until the end of 2019.

Woodland Grant Scheme

Part of the land is subject to a Farm Woodland Premium Grant Scheme and Woodland Grant Scheme. Details are available from the selling agents.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included over the land where owned. The mineral rights over part of the farm are reserved to a third party.

Under Drainage

Drainage plans are available for inspection.

Cropping Records

Current and past cropping records are available for inspection via the selling agents.

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.

Potential purchasers should note that in August 2004 outline planning consent was granted for "The erection of an agricultural workers dwelling in the paddock to the eastern side of the drive near the modern grain store".

A copy of the planning permission reference no. N/21/0945/04 is available for inspection via the selling agents. This planning consent has now expired.

Overage / Restrictive Covenant

There is a historic overage clause on the yard area and adjoining land that expires in October 2020. This area will be sold subject to a restrictive covenant that states any new owner or their successors are not to do anything on the property which is or may grow to be a nuisance, annoyance or inconvenience to the Transferor or its successors in title or the owner or occupier of any adjoining or neighbouring 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.

Wayleaves, Covenants and Rights of Way

Details of the wayleave payments are available for inspection via the selling agents.

VAT

Should any part of the sale or any rights attached to it become chargeable items for the purchase of VAT any 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 the employees of the farm.

Drainage Charges and Outgoings

The land is in an area that is subject to a general drainage charge. Further details are available from the selling agents.

Plans and Areas

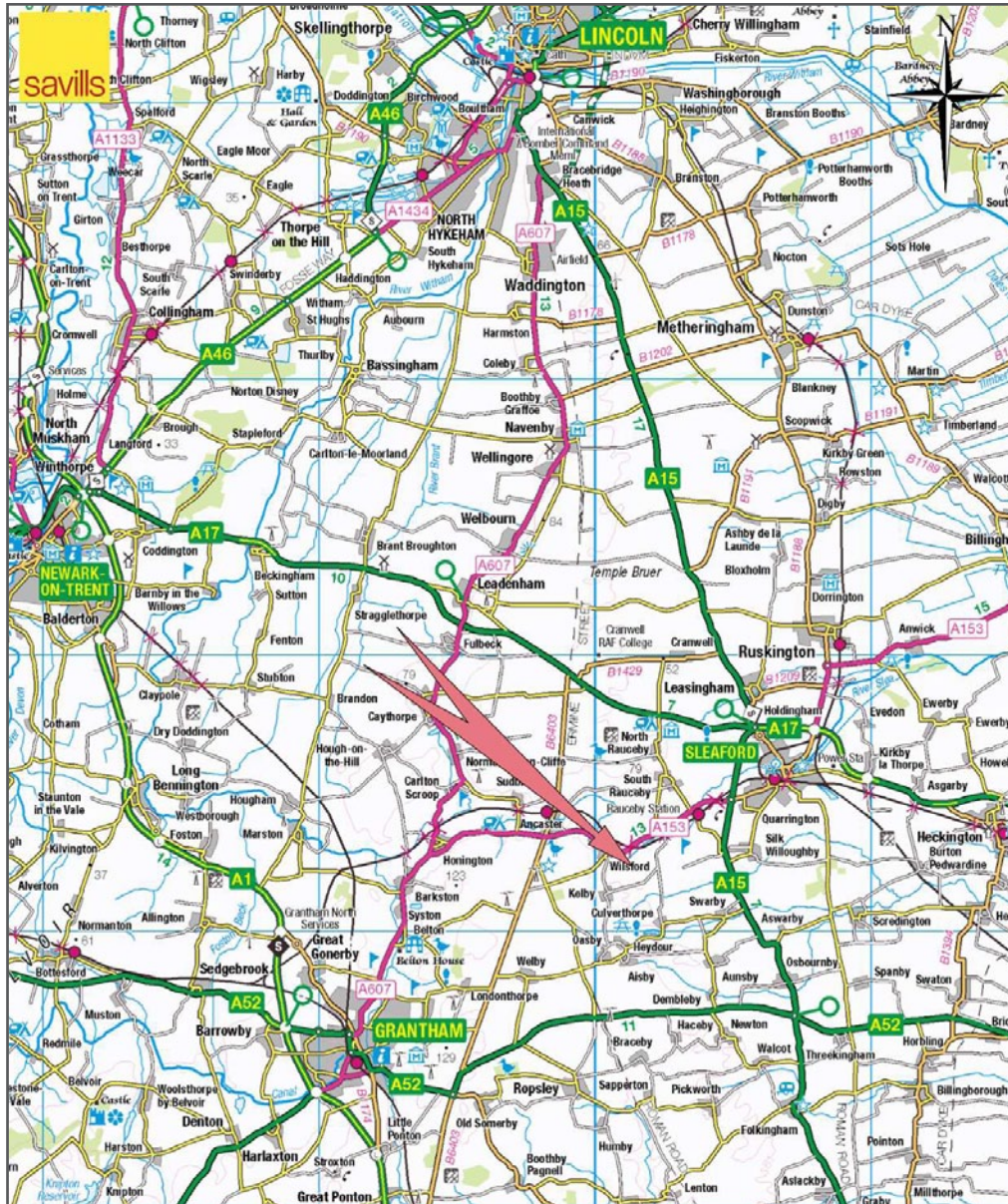
Areas and schedules on the plans attached to the particulars are based on the OS National Grid and are for reference only. The purchaser(s) must have satisfied themselves of the schedules.

Local Authorities

North Kesteven District Council
Kesteven Street
Sleaford NG34 7EF
Tel: 01529 414155







VENDOR'S SOLICITORS

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VIEWING

Strictly by appointment with the selling agents, Savills.

PHOTOGRAPHY

The majority of the photographs for the farm were taken during August 2019.



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