



22.73 Acres - Grassland, Orford Road

Stainton le Vale | Market Rasen | Lincolnshire | LN8 6HW

Guide Price £150,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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Unique opportunity to acquire 22.73 Acres of grassland nestled in the heart of the Lincolnshire Wolds. The land lies in close proximity to villages of Stainton le Vale and Binbrook and benefits from direct highway access.

- 22.73 Acres Grassland
- Highway Access
- Stockproof Fencing
- Lincolnshire Wolds AONB
- Pond and Access to Watercourse
- Existing Stewardship Scheme

Location

The land lies on the south west side of Orford Road, Stainton le Vale and within the The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB). Stainton le Vale is a picturesque hamlet situated about 6 miles north-east from the town of Market Rasen and about 6 miles south-east of Caistor. Both popular market towns offering primary, secondary and grammar schools, shops, pubs and a range of health and wellness facilities.



Description

The land is predominantly laid to permanent pasture, and has most recently been grazed by livestock. There is a self-contained pond area located within the main parcel. On the southern boundary of the main parcel is an area of wet grassland/scrub, this is accessed via the main parcel.

There is stockproof fencing and mature hedgerows on all boundaries, and gated access into each area.

Land

Classified as Grade 3 on the Agricultural Land Classification Maps for the area (ALC005), the land is also described as having slightly acidic, loamy and clayey soils by LandIS Soilscales. It is deemed to be most suited to grassland and some woodland.

Access

The land benefits from direct highway access off Orford Road.

Services

There are no mains services connected to the land. There is access to a watercourse (Waithe Beck).

Outgoings

There are no known outgoing.

De-linked/Rural Payments Scheme

The Vendor will retain all De-Linked Basic Payment Scheme payments associated with the Land until the scheme concludes.

Environmental Schemes

The land is subject to an Entry Level/Higher Level Environmental Stewardship Scheme (ESS) Agreement (ref: AG00420568), the area has been restored and maintained for species rich grassland and target features.

The agreement started in 2012 and has since been extended; the current term is from 01/12/2023 to 30/11/2028, with an annual income of c£1,586 pa.

Interested parties may wish to continue with the ESS Agreement - this can be explored with the Rural Payments Agency.

OS Sheet No.	NG No.	Description	Area (Ac)	Area (Ha)	Eligible Area (Ha)
TF1994	7738	Permanent Grassland	4.52	1.83	1.83
TF1994	8363	Permanent Grassland	16.70	6.76	6.76
TF1994	9260	Permanent Grassland	0.69	0.28	1.82
		Pond	0.32	0.13	
TF1994	7244	Permanent Grassland	0.15	0.06	0.06
TF1994	7546	Permanent Grassland	0.35	0.14	0.14
TOTAL			22.73	9.20	10.61

Designations

The land is situated within The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB). It also lies within a NVZ (Nitrate Vulnerable Zone).

In addition Historic England has classified the land as a Scheduled Monument (List Entry No. 1007809), being the site of a medieval nunnery and settlement (Orford Priory).

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

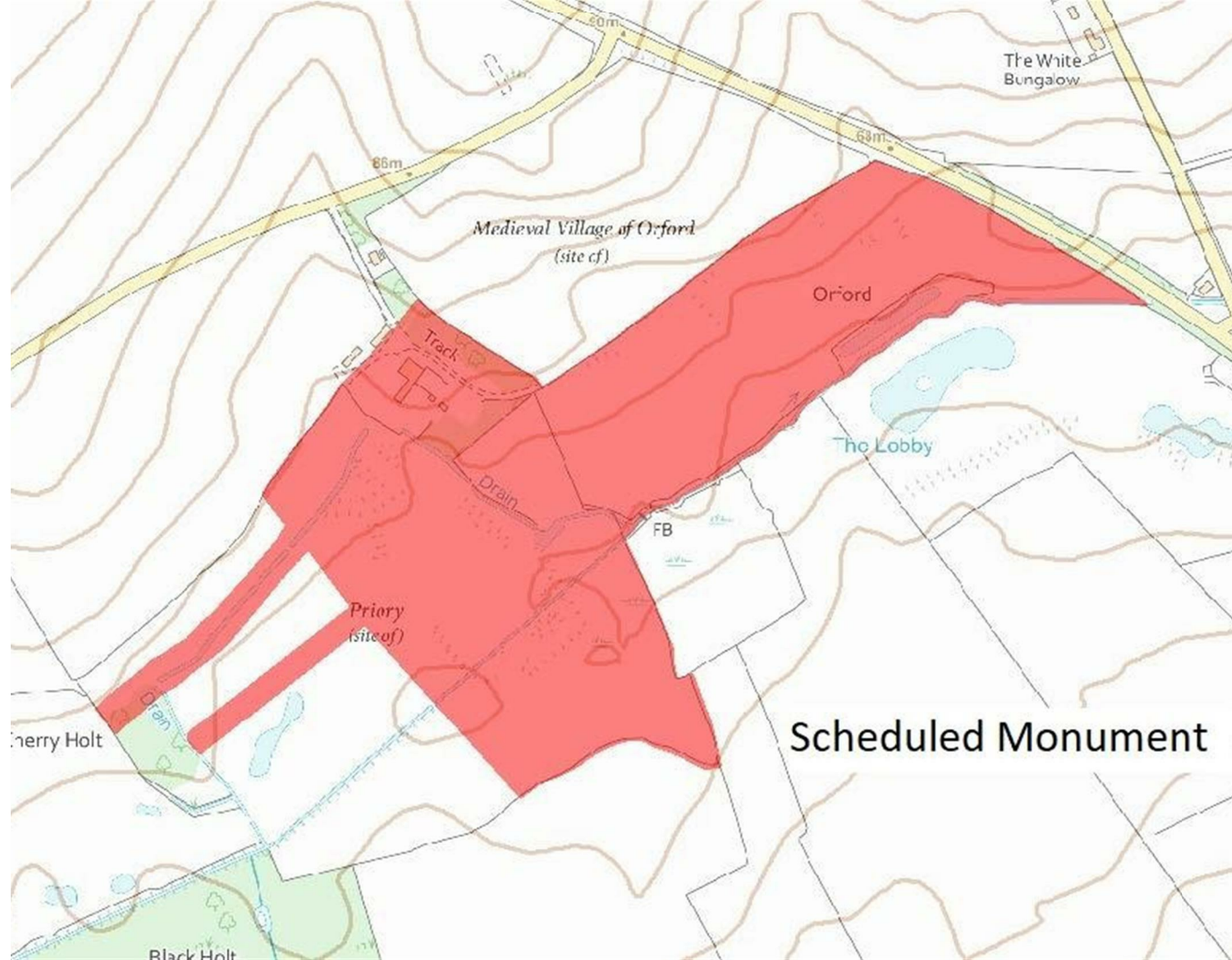
There is a Public Footpath (PROW) traversing the land from the south to the north west boundary (plan for indicative purposes in these Particulars). There is a footbridge adjoining the parcels, a board walk traversing the southern parcel (TF1994 7738) and kissing gates providing footpath access on each boundary.

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Title

The land is registered under Title LL56994.



Tenure & Possession

The freehold is being offered with vacant possession on completion. The land is currently being grazed under a seasonal Grazing Licence, (dated 01/04/2026 - 31/10/2026).

Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

Plans & Areas

These have been prepared as carefully as possible, They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

VAT

It is understood that the land is not elected for VAT.

Method of Sale

The property is to be offered for sale by Private Treaty.

Viewing

Interested parties are permitted to view the land on foot during daylight hours subject to having a copy of these particulars to hand.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

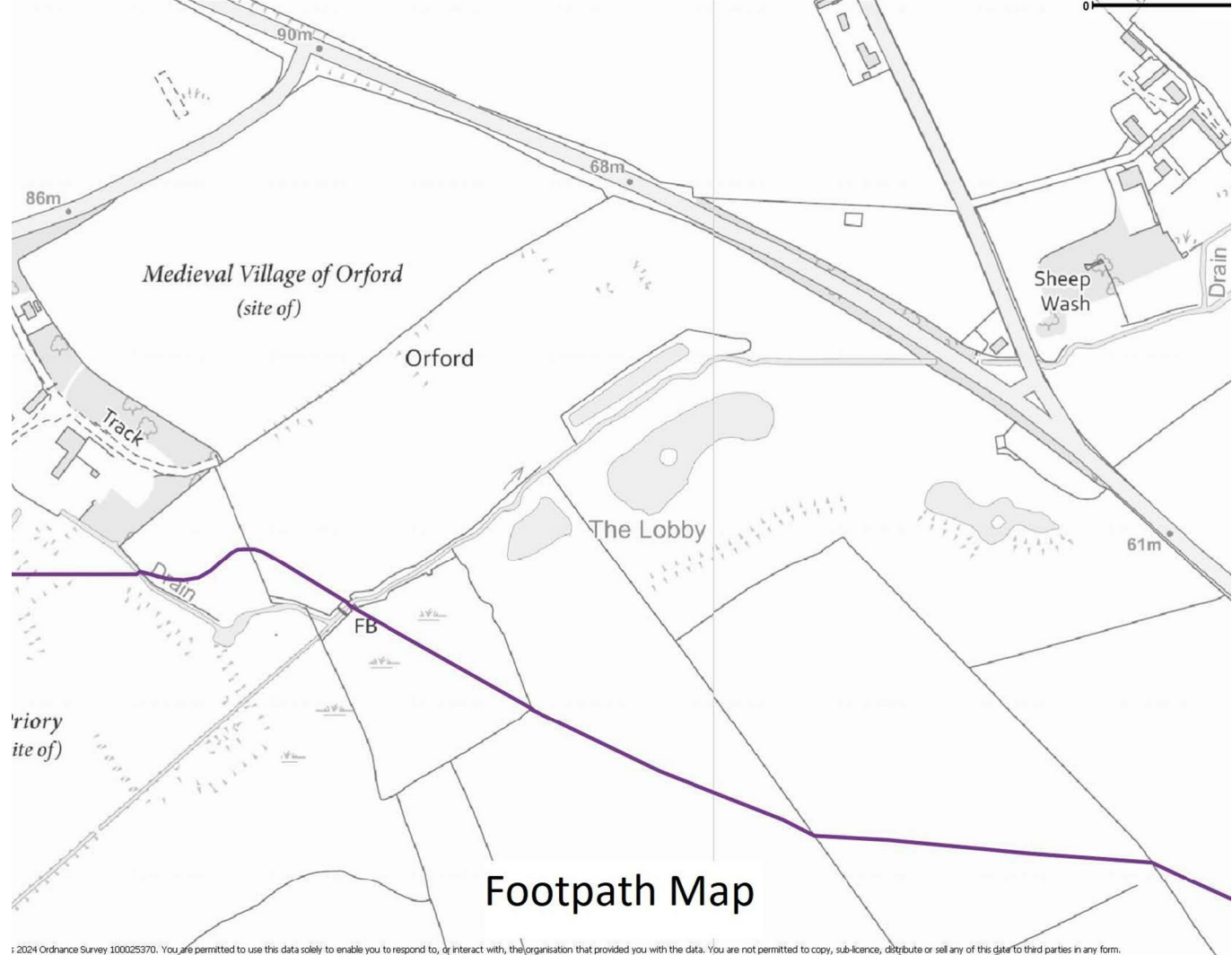
Selling Agent

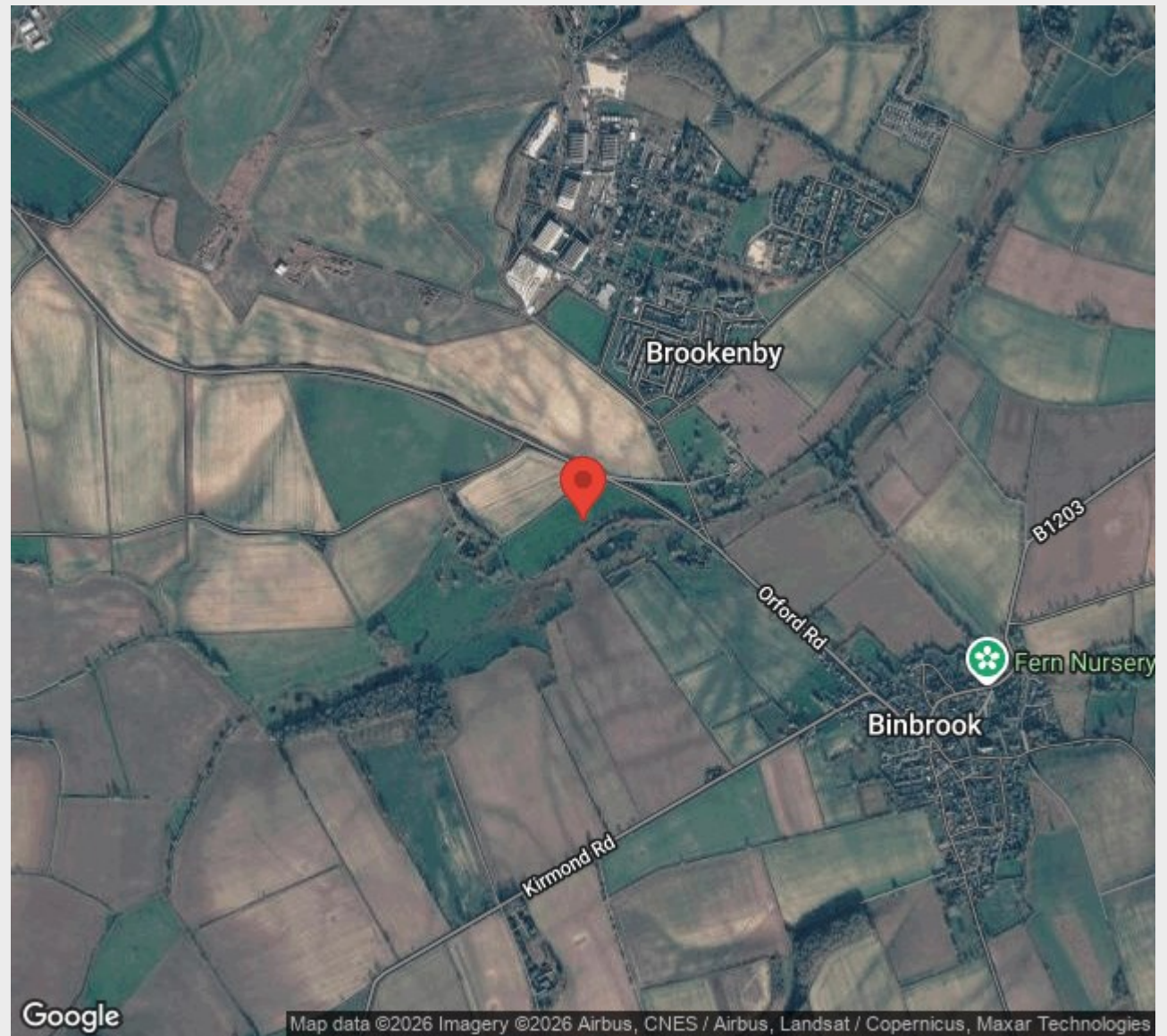
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Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.