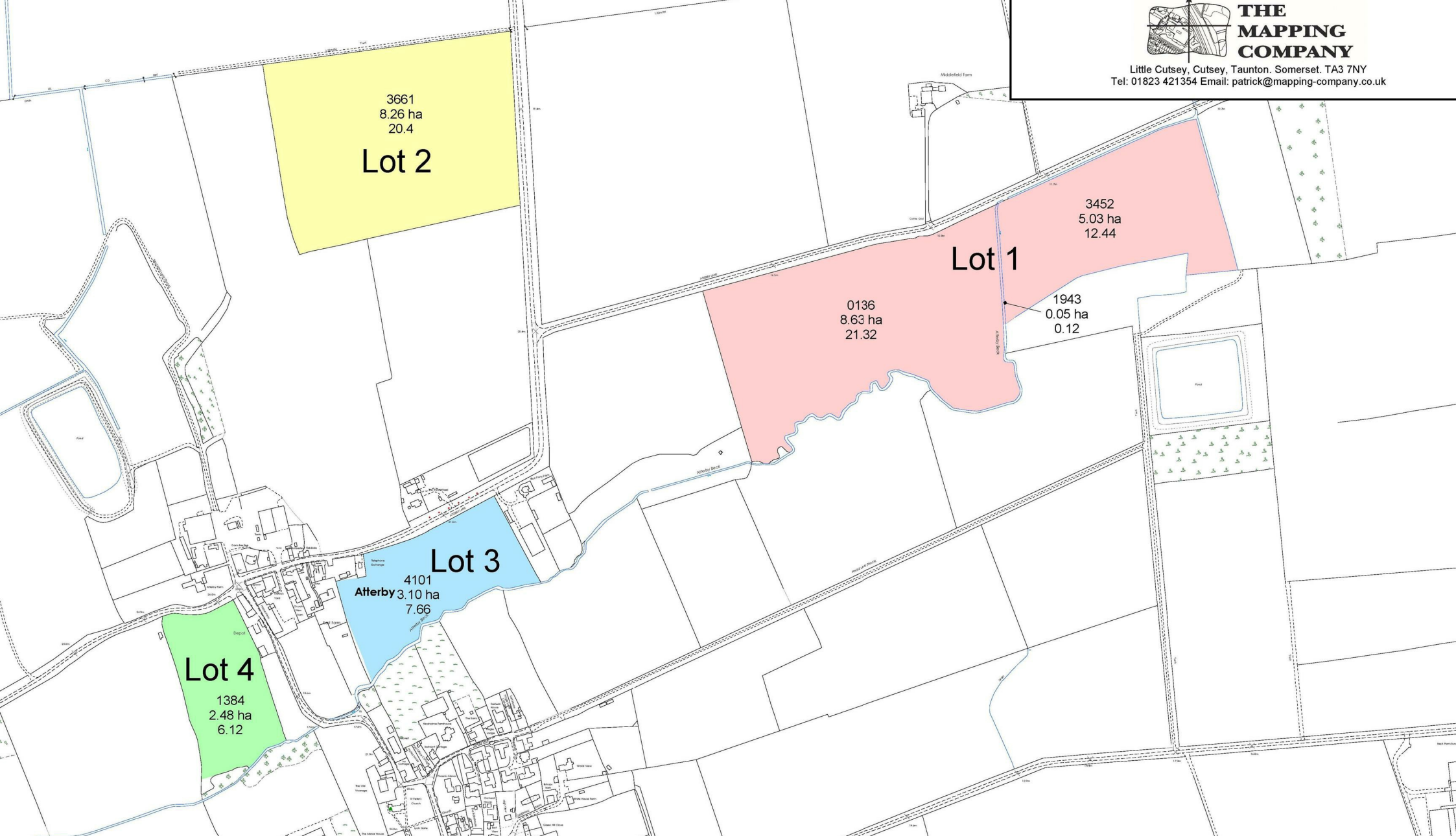




**THE
MAPPING
COMPANY**

Little Cutsey, Cutsey, Taunton, Somerset, TA3 7NY
Tel: 01823 421354 Email: patrick@mapping-company.co.uk



68.06 Acres - Land at Atterby

Atterby | Market Rasen | Lincolnshire | LN8 2BJ

Guide: Offers in Excess of £10,000 Per Acre



Perkins George Mawer & Co.

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

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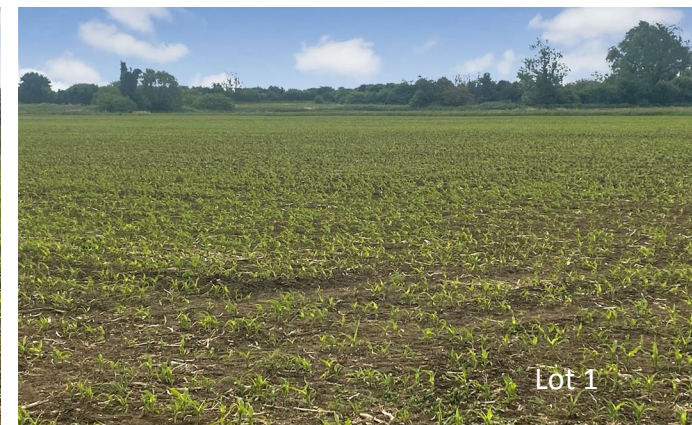
PGM&CO are pleased to offer an opportunity to purchase 68.06 Acres of free-draining arable land. The land is divided into 4 Lots and situated around the village of Atterby, Lincoln.

- Lot 1 – Land off Atterby Lane (33.88 Acres)
- Lot 2 – Land off Bishop Norton Road (20.40 Acres)
- Lot 3 – Land off Atterby Lane (7.66 Acres)
- Lot 4 – Land off Atterby Lane (6.12 Acres)

LOCATION & SITUATION

The land is located in and around the village of Atterby which is about 15 miles north of Lincoln, 14 miles south of Brigg and about 1 mile east of the A15.

The land is divided into 4 blocks and extends in total to about 68 acres.





METHOD OF SALE

The land is offered for sale by Private Treaty.

TENURE & POSSESSION

The Land is offered for sale Freehold subject to a Farm Business Tenancy. Vacant Possession is available from 6th October 2026. Earlier possession may be available by negotiation. The current rent is £11,030 per annum.

The property is registered under Land Registry Title Number LL229678.

Mineral, timber and shooting rights are all included with the Freehold in so far as they are owned, subject to any statutory exclusions.

LOT 1 – Land off Atterby Lane (33.88 Acres)

///modern.voters.chucked

Two parcels of arable land shaded red on plan.

LOT 1 SCHEDULE

OS Sheet No.	Description	Area (Ha)	Area (Ac)
0136	Arable	8.63	21.32
3452	Arable	5.03	12.44
1943	Arable	0.05	0.12
TOTAL		13.71	33.88

LOT 2 – Land off Bishop Norton Road (20.40 Acres)
///pheasants.held.soap

A good arable field shaded yellow on plan.

LOT 2 SCHEDULE

OS Sheet No.	Description	Area (Ha)	Area (Ac)
3661	Arable	8.26	20.40
TOTAL		8.26	20.40

LOT 3 – Land off Atterby Lane (7.66 Acres)
/// juggles.face.shall

An arable field close to the village shaded blue on plan.

LOT 3 SCHEDULE

OS Sheet No.	Description	Area (Ha)	Area (Ac)
4101	Arable	3.1	7.66
TOTAL		3.10	7.66

LOT 4 – Land off Atterby Lane (6.12 Acres)
/// flats.bats.overdone

An arable field on the edge of the village shaded green on plan.

LOT 4 SCHEDULE

OS Sheet No.	Description	Area (Ha)	Area (Ac)
1384	Arable	2.48	6.12
TOTAL		2.48	6.12

LAND

The land is in an arable rotation and extends to approximately 27.55 Hectares (68.06 Acres) in 4 lots. It is classified as Grades 2 and 3 on the Agricultural Land Classification Map – East Midlands Region.

The land is free-draining and the majority falls within the Aswarby Soil Association which is described as jurassic limestone and some clay with fine loamy soils over limestone with suitable cropping to include cereals, sugar beet and potatoes. The land is within a Nitrate Vulnerable Zone.

EARLY ENTRY/HOLDOVER

The land is currently let under the Agriculture Tenancies Act 1995 on a Farm Business Tenancy which ends on 6th October 2026. Holdover will be granted to allow the current tenant to harvest the growing crop.

WAYLEAVES/EASEMENTS AND RIGHTS OF WAY

The land is offered for sale subject to all existing rights, subject to 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. A gas main and an electricity wayleave crosses Lot 1.



BOUNDARIES

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent will be responsible for defining the boundaries or their ownership.

OUTGOINGS

A general drainage charge is payable to the Environment Agency in relation to the agricultural land.

SERVICES

There are no mains services connected. Buyers should make their own enquires as to services in the vicinity. There are no irrigation rights included with the sale.

GRANTS & SUBSIDY SCHEMES

The agricultural land has been included in claims for the Basic Payment Scheme. The delinked payments will be retained by the outgoing tenant and are not included in the freehold sale.

OVERAGE

There will be a development overage on Lots 3 and 4 for a period of 25 years from the date of completion. This will be triggered on the implementation of a planning permission for residential development or disposal of the land with the benefit of the permission, whichever is the sooner. The overage will relate to any uplift in value and the amount will be 25% of this uplift.

VAT

It is understood that none of the land is elected for VAT.

LOCAL PLANNING AUTHORITY

West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, Lincolnshire, DN21 2NA Tel: 01427 676676

BUYER IDENTITY CHECK

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.

PLANS & AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

VIEWING

The land can be viewed at any time during daylight hours but it is advised that interest is registered with the Seller's Agent to enable full access.

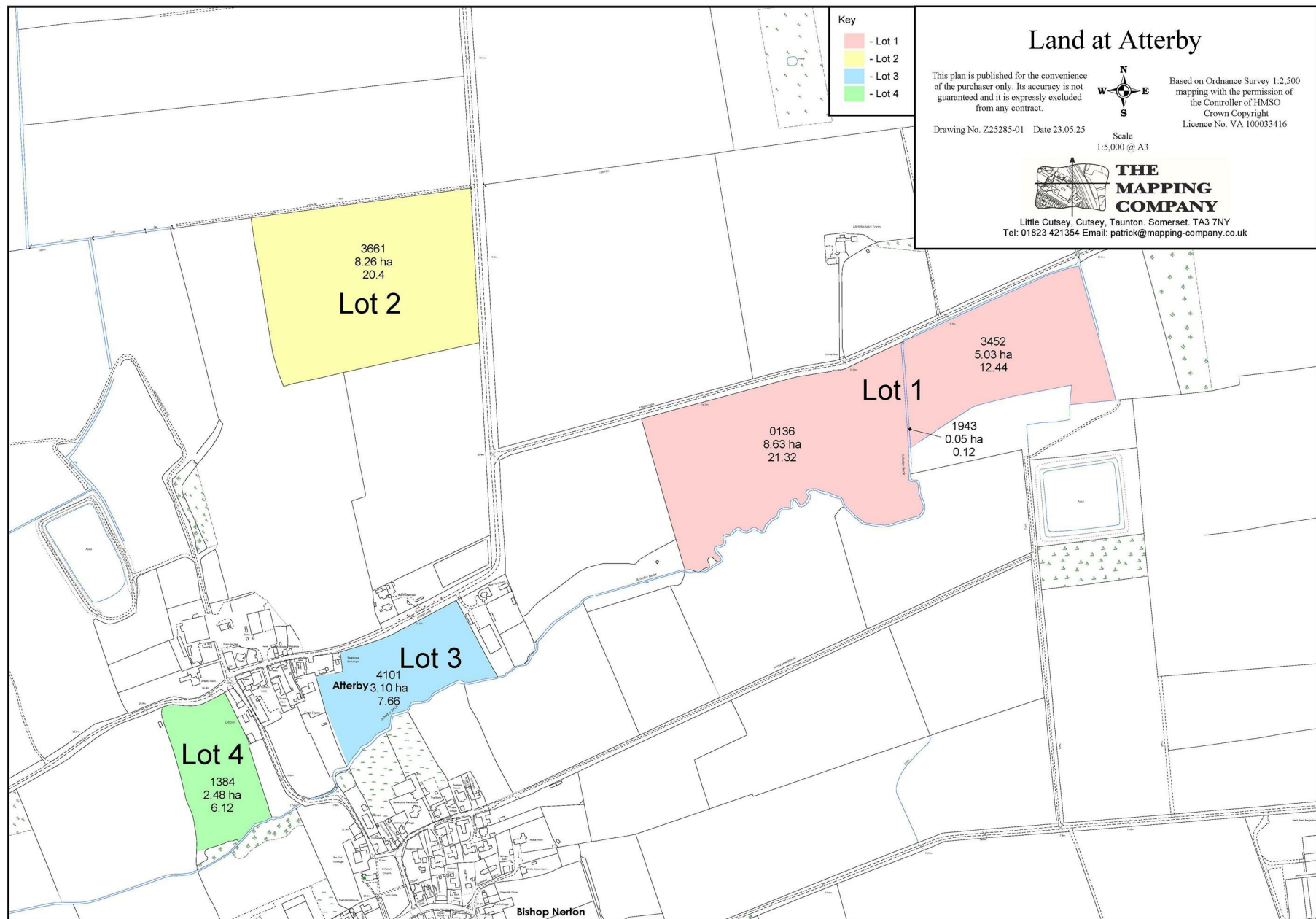
SELLER'S SOLICITORS

Bridge McFarland LLP, 26 Market Place, Market Rasen, Lincolnshire, LN8 3HL.
T: 01673 843273 E: dxh@bmcf.co.uk

SELLER'S AGENT

Perkins George Mawer & Co, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH. T: 01673 843011 E:kath@perkinsgeorgemawer.co.uk





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Market Rasen, Lincolnshire, LN8 3EH

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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.