



76.18 Acres Arable Land, Lincoln Lane

| Middle Rasen | Market Rasen | Lincolnshire | LN8 3RZ

For Sale by Private Treaty | Guide Price £560,000



Perkins George Mawer & Co.

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

76.18 Acres Arable Land

| Middle Rasen | Market Rasen |
Lincolnshire | LN8 3RZ

For Sale by Private Treaty
Guide Price £560,000

Three separate field parcels of productive arable land lying in a convenient block and extending to 76.18 Acres. Access is available directly off the public highway (A46 - Lincoln Lane).

The Land is offered for sale by PGM&CO as a whole by Private Treaty.

- 76.18 Acres Productive Arable Land
- Comprising Three Parcels
- Direct Highway Access
- For Sale by Private Treaty

Location

The property lies on the west side of Lincoln Lane (A46) about 1.4 miles from Faldingworth. Middle Rasen is a further 2.4 miles to the north east.

Description

Productive arable land, comprising three separate field parcels arranged in linear form and lying parallel with Lincoln Lane (A46). The land has been farmed as part of an arable rotation, currently planted with rotational SFI options and winter wheat. The boundaries are predominantly formed of hedgerows and ditches. The land has a historic scheme of traditional clay pipe.

The Land

The Land Classification map for the region (ALC005) designates the subject land as Grade 3.

LandIS Soilscales refer to the land as being slowly permeable, loamy and clayey soils. It is considered suitable for grass production, as well as cereals and combinable crops.

Access

The Land benefits from 3 separate access points, into each parcel, directly off Lincoln Lane (A46).



Services

There are no services connected.

Rural Payments/Subsidy Schemes

The land was registered for the Basic Payment Scheme, however no entitlements or delinked payments are available.

Environmental Schemes

The Vendor has entered the land into a Sustainable Farming Incentive (SFI) scheme agreement, this will not pass on to the purchaser(s).

The Land is further subject to a Mid-Tier Countryside Stewardship Agreement. The non-rotational options, being '4-6m Buffer Strip (SW1)' on parcels TF0787 9240 and TF0786 9689 will be transferred to the buyer(s).

Outgoings

Annual drainage charges are payable to the Environment Agency.

Designations

The land is in a Nitrate Vulnerable Zone (NVZ).

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.

Plans and 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.

Tenure and Possession

The Freehold is for sale with Vacant Possession on completion, subject to holdover (if necessary).

Holdover & Early Entry

Entry is subject to the Vendor removing the growing crop and associated residue.

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, if applicable.

A Public Footpath crosses the land on the boundary between parcels TF0787 9673 and TF0787 9240.

Sporting, Timber & Mineral Rights

These are included in so far as they are owned.

VAT

None of the land is elected for VAT.

Method of Sale

The Land is offered for sale by Private Treaty.

Viewing

Interested parties are permitted to view the land on foot during daylight hours with a copy of the particulars of sale to hand.

Buyer Identity Check

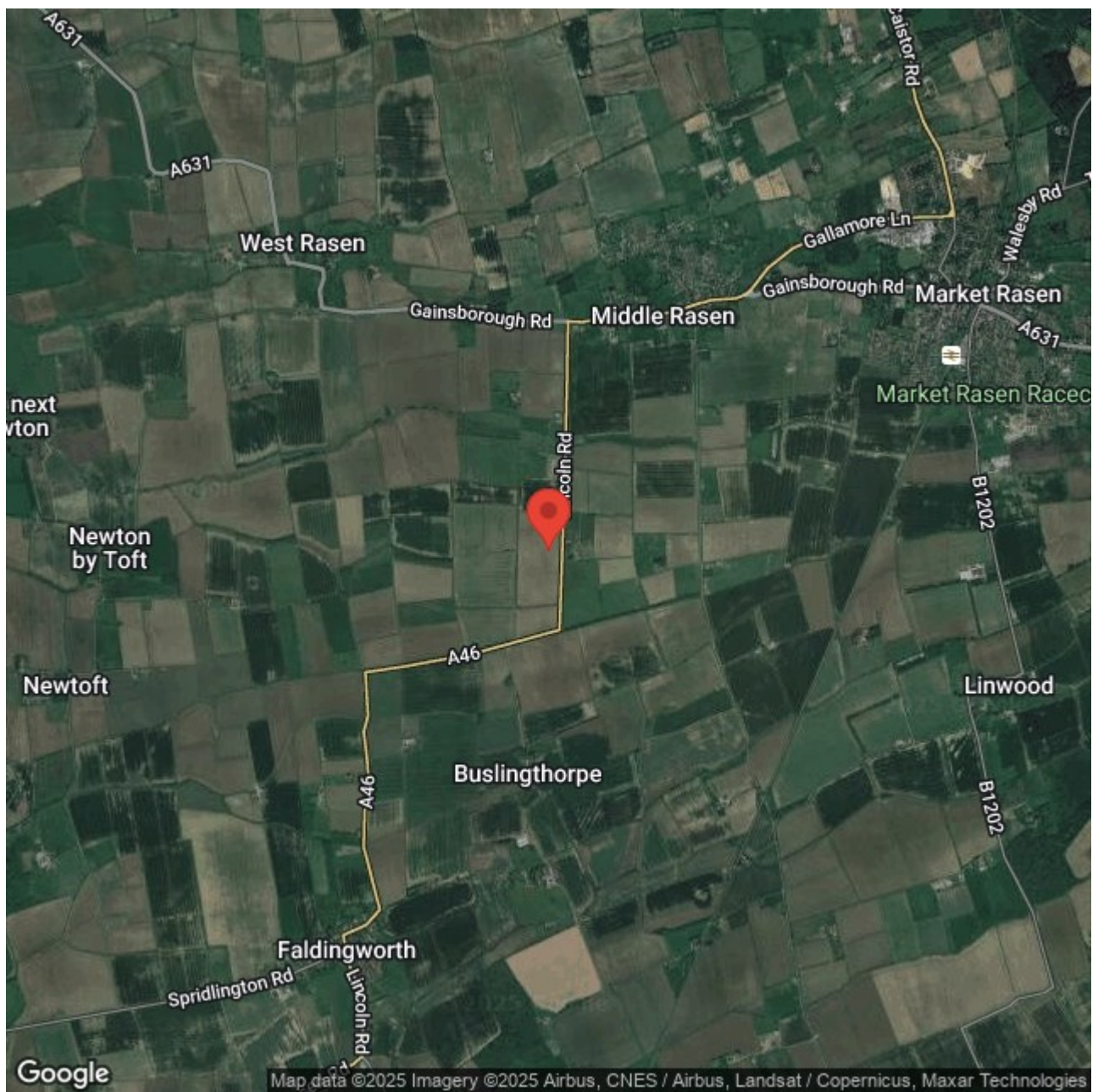
Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Solicitor

Wilkin Chapman Rollits (Sophie Barwood)
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Lincoln Way
Louth
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Schedule and Back Cropping

					Back Cropping				
OS Sheet No.	NG No.	Description	Area (Ha)	Area (Ac)	2025	2024	2023	2022	2021
TF0787	9673	Arable	5.89	14.55	W. Wheat	W. Wheat	OSR	W. Barley	W. Wheat
TF0787	9240	Arable	19.22	47.49	Legume Fallow	Legume Fallow	OSR	W. Wheat	S. Beans
TF0786	9689	Arable	5.72	14.03	Legume Fallow	Legume Fallow	W. Wheat	Legume Fallow	Legume Fallow
TOTAL			30.83	76.18					



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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.