



**LAND AT LANGTON BY WRAGBY,  
MARKET RASEN, LINCOLNSHIRE, LN8 5PX**

61.02 Acres (24.71 Hectares)

For Sale as a Whole or in 7 Lots by Private Treaty – Guide Price: £472,000



**PGM&CO.**  
Perkins George Mawer & Co.

**61.02 ACRES – LAND AT  
LANGTON BY WRAGBY,  
MARKET RASEN,  
LINCOLNSHIRE, LN8 5PX.**

PGM&CO are pleased to offer 61.02 Acres of Land comprising several compartments of arable, grassland and woodland lying in and around Langton-by-Wragby, Market Rasen, Lincolnshire.

- Lot 1 - 25.44 acres arable
- Lot 2 - 20.15 acres permanent pasture
- Lot 3 - 5.29 acres woodland
- Lot 4 - 4.39 acres grassland
- Lot 5 - 3.06 acres grassland
- Lot 6 - 2.58 acres grassland
- Lot 7 - 0.11 acres small paddock

**For Sale as a Whole or in 7 Lots  
by Private Treaty**





## Location

The land is located in and around the village of Langton by Wragby which is about 1 mile south east of Wragby and about 8 miles south of Market Rasen.

The land is divided into 7 blocks and extends in total to 61.02 Acres.

## Lot 1 – 10.30 Hectares (25.44 Acres)

**Guide Price: £190,000**

///payout.womanly.resources

A 25 acre arable field shaded pink on plan. Access is via a track from the public highway.

NG No	Hectares	Acres
5845	0.03	0.06
4335	0.01	0.02
3549	0.02	0.05
6061	10.24	25.31
<b>TOTAL</b>	<b>10.30</b>	<b>25.44</b>



## Lot 2 – 8.16 Hectares (20.15 Acres)

**Guide Price: £150,000**

///lightbulb.kept.ribs

A block of permanent pasture land shaded green on plan. Access is from the public highway.

NG No	Hectares	Acres
5283	0.72	1.78
5099	2.44	6.02
5188	0.01	0.03
4691	0.01	0.02
7281	0.27	0.66
6488	4.71	11.64
<b>TOTAL</b>	<b>8.16</b>	<b>20.15</b>



### Lot 3 – 2.14 Hectares (5.29 Acres)

Guide Price: £35,000

///exchanges.intersect.paces

A parcel of ancient woodland shaded blue on plan. Access is via a track from the public highway.

NG No	Hectares	Acres
2744	0.04	0.10
3237	2.10	5.19
<b>TOTAL</b>	<b>2.14</b>	<b>5.29</b>

### Lot 4 – 1.77 Hectares (4.39 Acres)

Guide Price: £40,000

///ambition.blacken.juror

Two parcels of grassland shaded yellow on plan. Access is from the public highway.

NG No	Hectares	Acres
2687	1.46	3.60
2879	0.00	0.01
1694	0.30	0.75
1497	0.01	0.03
<b>TOTAL</b>	<b>1.77</b>	<b>4.39</b>

### Lot 5 – 1.24 Hectares (3.06 Acres)

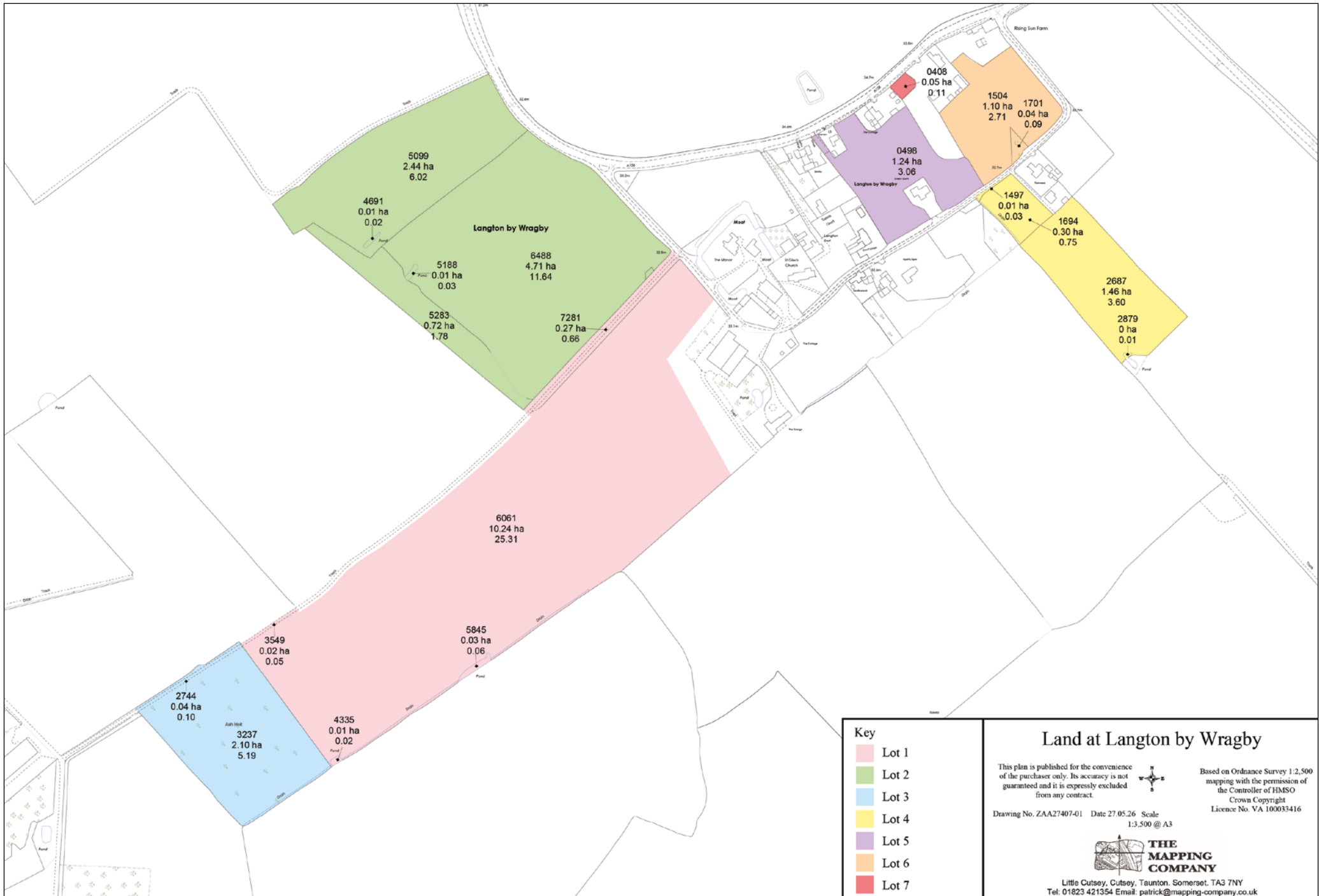
Guide Price: £30,000

///reckon.chosen.paintings

Paddock land shown purple on plan. Access is from the public highway.

NG No	Hectares	Acres
0498	1.24	3.06
<b>TOTAL</b>	<b>1.24</b>	<b>3.07</b>






- Key**
- Lot 1
  - Lot 2
  - Lot 3
  - Lot 4
  - Lot 5
  - Lot 6
  - Lot 7

**Land at Langton by Wragby**

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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 **THE MAPPING COMPANY**

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

## Lot 6 – 1.05 Hectares (2.58 Acres)

Guide Price: £25,000

///hears.shopping.treatment

Paddock land shown orange on plan. Access is from the public highway.

NG No	Hectares	Acres
1701	0.04	0.09
1504	1.01	2.49
<b>TOTAL</b>	<b>1.05</b>	<b>2.58</b>

## Lot 7 – 0.05 Hectares (0.11 Acres)

Guide Price: £2,000

///recipient.shakes.loudness

A small area of paddock land shown red on plan. Access is from the public highway.

NG No	Hectares	Acres
0408	0.05	0.11
<b>TOTAL</b>	<b>0.05</b>	<b>0.11</b>



## General Stipulations & Remarks

### Method of Sale

The land is offered for sale by Private Treaty as a whole or in 7 lots.

### Tenure & Possession

Lots 2-7 are offered for sale Freehold with Vacant Possession. Lot 1 is subject to a Farm Business Tenancy which ends after harvest 2026.

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

### Land

Lot 1 is in an arable rotation and extends to approximately 10.30 Hectares (25.44 Acres). It is classified as Grade 3 on the Agricultural Land Classification Maps. The land is free-draining and falls within the Beccles 1 Soil Association which is described as a chalky till suitable for winter cereals and grass. The land is within a Nitrate Vulnerable Zone. Lot 2 8.16 hectares (20.15 acres) is grassland.

### Holdover/Early Entry

Lot 1 is currently let under the Agriculture Tenancies Act 1995 on a Farm Business Tenancy which will end after the crops have been harvested in 2026. Holdover will be granted to allow the current tenant to harvest the growing crop.

### Wayleaves/Easements & 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 public footpath runs along the north of Lot 1 and 3.

### 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.

### Overage

Lots 4-7 will be subject to an overage clause for a period of 25 years from the date of completion. This will be triggered on the grant of planning permission. The overage will be 30% in any uplift in value from its existing use.

### Services

There are no mains services connected, save for Lot 2 and Lot 5 which have a metered water connection. Buyers should make their own enquires as to services in the vicinity. There are no irrigation rights included with the sale. Water is available to some of the paddocks.

### Outgoings

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



### **Rural Payments & Subsidy Schemes**

Where the agricultural land has historically been included in claims for the Basic Payment Scheme, the delinked payments will be retained and are not included in the freehold sale.

Lot 2 is subject to a Mid-Tier Countryside Stewardship (CSS) Agreement (ref: 1273132), the parcel is elected for the Option 'GS2 (Permanent Grassland with Very Low Inputs)'. The agreement started 01/01/2022 and will expire on 31/12/2026. Interested parties may wish to continue with the CSS Agreement - this can be explored with the Rural Payments Agency. Further information is available from the Selling Agent.

### **VAT**

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

### **Local Planning Authority**

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH - T: 01507 601111

### **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**

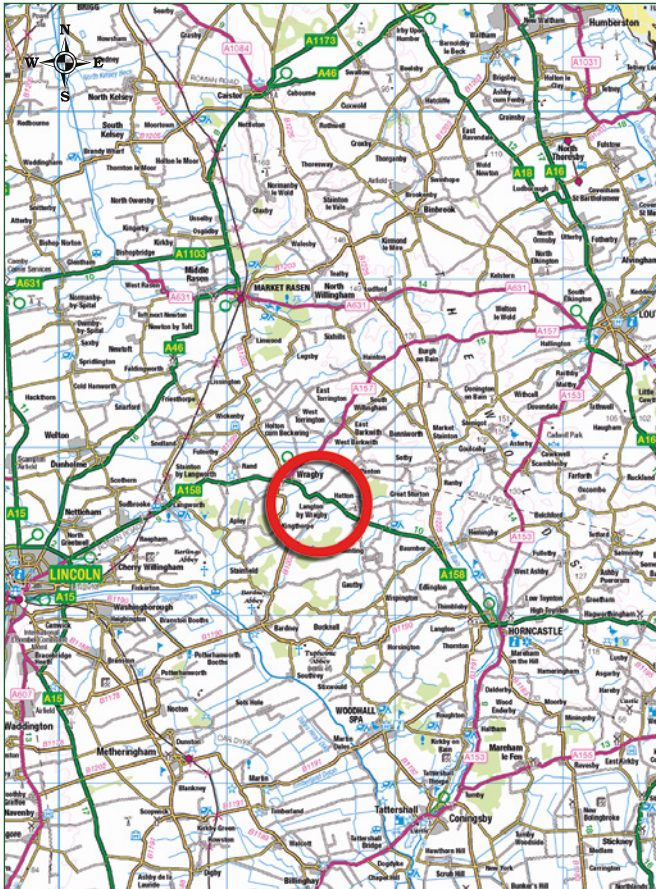
Chattertons, Unit 1, Trentside Business Village, Farndon Road, Newark, Nottinghamshire, NG24 4XB.

T: 01636 675578 | E: [neil.etherington@chattertons.com](mailto:neil.etherington@chattertons.com)

### **Seller's Agent**

Perkins George Mawer & Co, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH.

T: 01673 843011 | E: [info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)



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**PGM&Co.**

Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH

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