



# CLIFF FARM, HACKTHORN, LINCOLNSHIRE

72.83 Hectares (180 Acres)

For Sale as a Whole or in 2 Lots by Informal Tender



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



# Cliff Farm, Hackthorn LN2 3PP.

## INTRODUCTION

Cliff Farm offers a rare opportunity to purchase 180 Acres of Grade 2, free-draining, productive limestone cliff land. The land extends to 72.83 hectares (180 acres) and is divided into 2 lots by the A15.

## LOCATION

Cliff farm is located about 8 miles north of the City of Lincoln with access east and west off the A15. The land is located to the west of the village of Hackthorn.

The land is divided into 2 blocks either side of the A15 and extends in total to 180 Acres. Lot 1 amounts to 99 Acres and Lot 2 81 Acres or thereabouts.

## METHOD OF SALE

The land is offered for sale by Informal Tender as a whole or in 2 lots. Interested parties are invited to submit their offers on the attached Tender Form in a sealed envelope marked '**Cliff Farm, Hackthorn**' by 12 noon on Friday 31st May 2024 to PGM & Co, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH.

## TENURE & POSSESSION

The Land is offered for sale Freehold with Vacant Possession on completion subject to holdover of the growing crops.

The property is registered under Land Registry Title Number LL320532.

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



LOT 2



## LAND

The land is in an arable rotation and extends to approximately 72.83 Hectares (180 Acres), in 6 fields. It is classified as Grade 2 on the Agricultural Land Classification Maps. The land is free-draining and is within the Elmton 1 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. There is a concrete pad in Lot 1. The land is within a Nitrate Vulnerable Zone.

## HOLDOVER/EARLY ENTRY

The land is currently let under an Agricultural Holding Act 1986 Tenancy which will end on completion of the sale whereupon vacant possession will be granted. 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. An electricity wayleave crosses Lot 1.

## LANDING LIGHTS

Lot 1 was subject to a lease with the Defence Infrastructure Organisation (DIO) in relation to the landing lights for RAF Scampton. The lease was terminated in June 2023 and it is understood that the lights will be removed by the DIO. Further details are available from the Agent.

## 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.

## GRANT & 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. The land is not currently entered into any environmental scheme.

## 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. The photographs were taken in April 2024.

## 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

Wilkin Chapman Solicitors  
The Maltings, 11-15 Brayford Wharf East,  
Lincoln, LN5 7AY.  
T: 01522 515999  
E: roly.freeman@wilkinchapman.co.uk

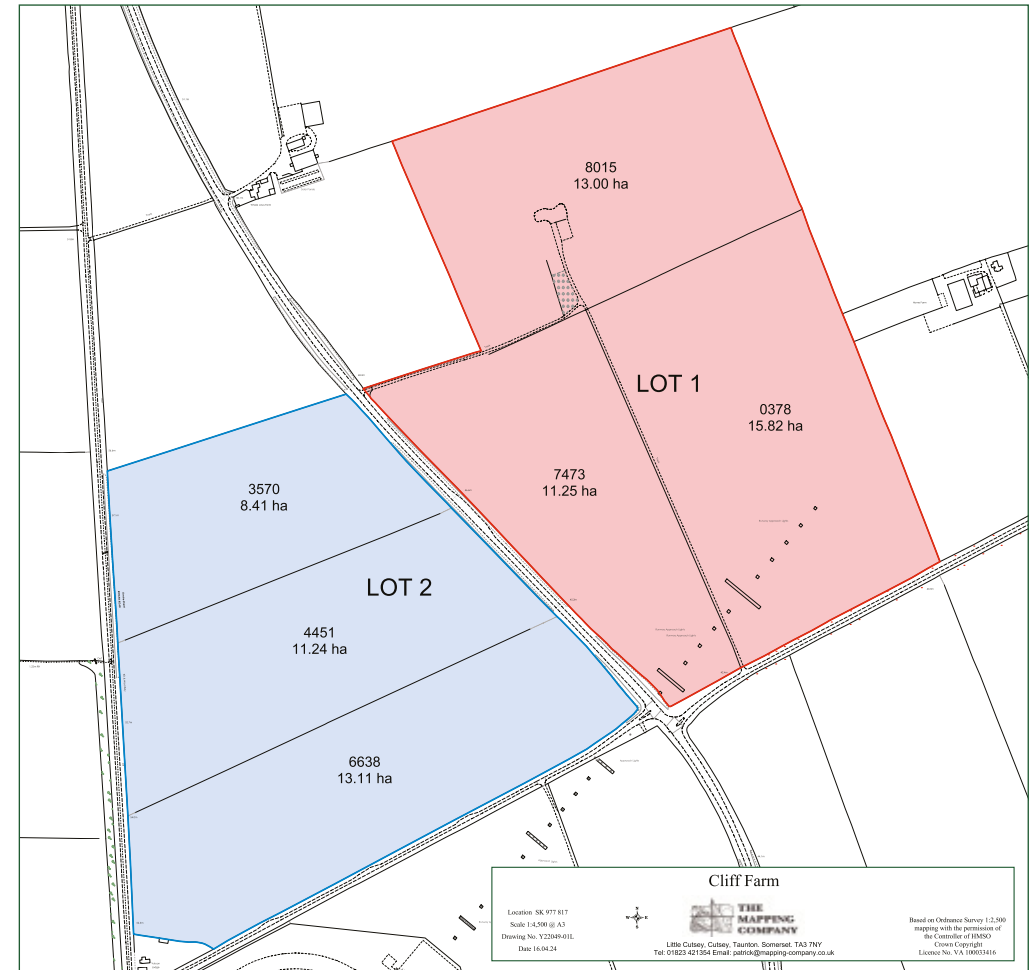
## SELLER'S AGENT

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



## SCHEDULE OF AREAS & BACKCROPPING

Sheet No	RPA No	Ha	Acres	Eligible Area Ha	2024	2023	2022	2021	2020
<b>Lot 1</b>									
SK9781	7473	11.25	27.80	11.19	W Wht	OSR	W Bar	W Wht	Maize
SK9782	8015	13.00	32.12	12.96	OSR	W Wht	Beans	W Wht	W Wht
SK9881	0378	15.82	39.09	15.62	W Wht	OSR	W Wht	Beans	W Wht
		<b>40.07</b>	<b>99.01</b>						
<b>Lot 2</b>									
SK9781	3570	8.41	20.78	8.41	W Wht	OSR	W Wht	W Wht	Maize
SK9781	4451	11.24	27.77	11.24	W Wht	Beans	W Wht	W Wht	OSR
SK9781	6638	13.11	32.39	13.11	Beans	W Wht	W Wht	OSR	W Wht
		<b>32.76</b>	<b>80.94</b>						



**Misrepresentation Act** Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Perkins, George Mawer & Co has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in April 2024.

**PGM&Co.**

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

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