



FARM BUSINESS TENANCY OPPORTUNITY  
TO LET (STC)

ARABLE LAND AND BUILDINGS ACROSS TWO LOCATIONS AT THEDDLETHORPE ST HELEN,  
MABLETHORPE AND HOWDALES, LOUTH, LINCOLNSHIRE

**M A S O N S**

280.53 acres (113.53 hectares) available as a whole or in two lots.

As letting agents, we are delighted to offer 280.53 acres (113.53ha) to let on a 5 year Farm Business Tenancy in two lots or as a whole. This provides a great opportunity to expand an existing farming business.

**General Comments**

These particulars are intended to give a fair and substantially correct overall description for guidance of potential tenants. For further information on operations, please contact the letting agents.

**Description**

The land is classified as Grade 3 on the Land Classification Maps for England and Wales. The land is accessed from the public highway. Details on the individual lots are as follows;

**Lot 1 - Land at Howdales Farm - 206.10ac (83.41ha)**

Lot 1 comprises eight fields, grainstore, general lean-to store and yard area. The majority of the land is accessed via the farm track leading to Howdales farmyard which the incoming tenant will have a right of access over. Field TF4291 2408 is accessed from Saddleback Road.

The grainstore holds approximately 800 tonnes and benefits from drive on, under floor drying with ducting from a wind tunnel separating the main grainstore from an adjoining lean-to offering approximately 400 tonnes of storage. The store is currently serviced by a three year old Welvent drying fan. A further lean-to on the eastern elevation with concrete floor, provides additional general storage.

The landlord will be responsible for insuring the buildings. The incoming tenant will be responsible for all other outgoings and will be responsible for maintaining the buildings in good tenantable condition.

**Lot 1 - Land at Howdales Farm - 206.12ac (83.41ha)**



**Back Cropping - Lot 1**

Parcel Number	RPA Field Area (ha)	2023	2022	2021	2020	2019	2018
TF4291 2408	10.74	Winter Wheat	Winter Oilseed Rape	Winter Barley	Spring Barley	Winter Wheat	Winter Oilseed Rape
TF4191 6917	7.07	Winter Wheat	Winter Oilseed Rape	Winter Barley	Spring Barley	Winter Wheat	Winter Oilseed Rape
TF4190 4192	10.09	Winter Wheat	Winter Oilseed Rape	Winter Barley	Spring Barley	Winter Wheat	Winter Oilseed Rape
TF4191 4422	8.39	Winter Wheat	Winter Oilseed Rape	Winter Barley	Spring Barley	Winter Wheat	Winter Oilseed Rape
TF4191 2018	18.48	Winter Wheat	Winter Oilseed Rape	Winter Barley	Spring Barley	Winter Wheat	Winter Oilseed Rape
TF4191 7284	15.37	Winter Wheat	Winter Oilseed Rape	Winter Barley	Spring Barley	Winter Wheat	Winter Oilseed Rape
TF4191 8669	11.19	Winter Wheat	Winter Oilseed Rape	Winter Barley	Winter Wheat	Winter Wheat	Winter Oilseed Rape
TF4291 3195	2.08	Winter Wheat	Winter Oilseed Rape	Winter Barley	Spring Barley	Winter Wheat	Winter Oilseed Rape



The nearest postcode is LN11 7DJ



The location of the access is;  
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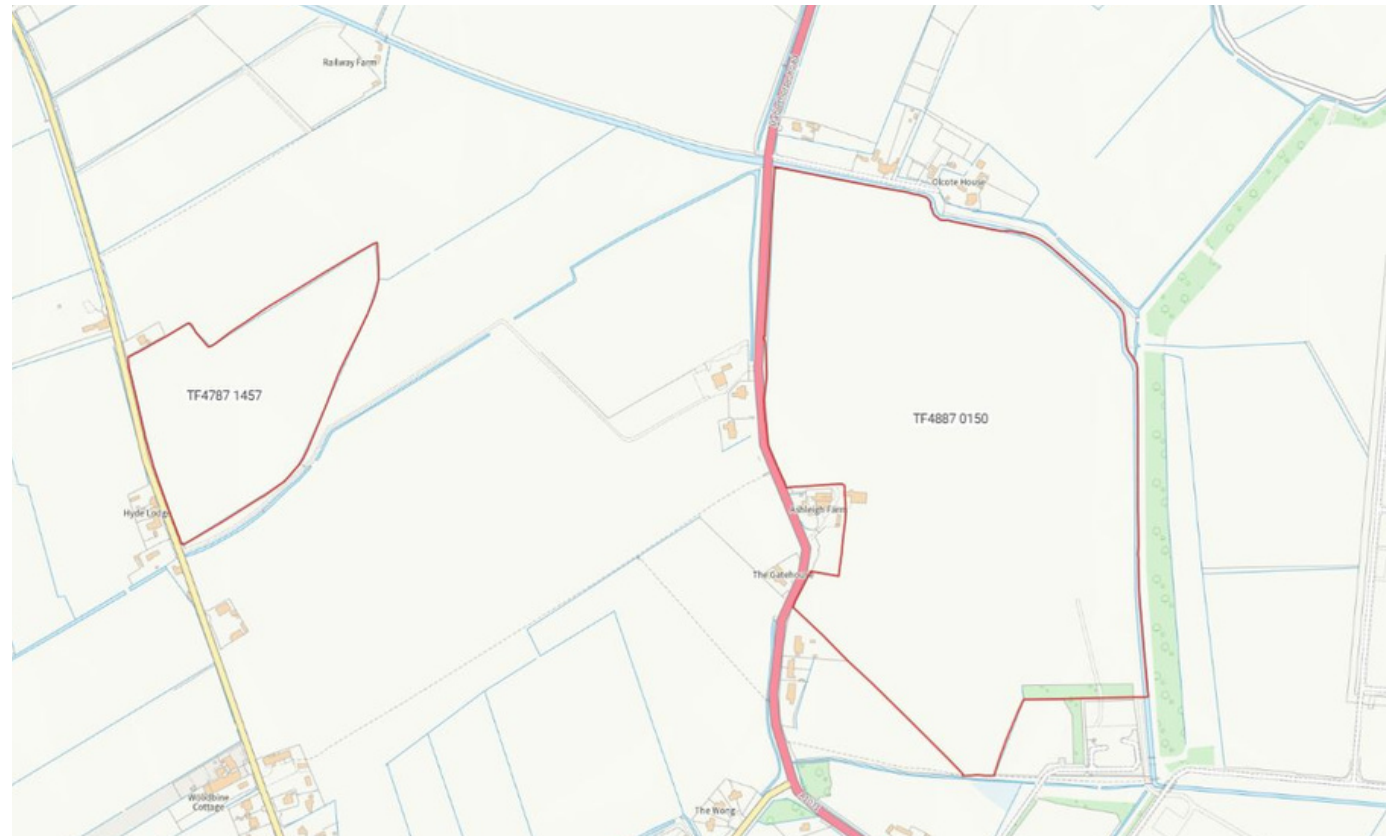


**Lot 2 - Land at Ashleigh Farm - 74.43ac (30.12ha)**

Lot 2 is made up of two individual field parcels located at Theddlethorpe St Helen and can be seen on the plan opposite. TF4887 0150 is approximately 60.86ac (24.63ha) and is accessed directly off Mablethorpe Road (A1031). A general storage building measuring approximately 290sqm sits in the small yard area on the western boundary of this field and is included within the letting. The building would be useful for the storage of fertiliser. The landlord will be responsible for insuring the building, with the incoming tenant responsible for keeping the building in good tenable condition. TF4787 1457 extends to 13.56ac (5.49ha) and is accessed directly from Mill Road.



**Lot 2 - Land at Ashleigh Farm - 74.43ac (30.12ha)**



**Back Cropping - Lot 2**

Parcel Number	RPA Field Area	2023	2022	2021	2020	2019	2018
TF4887 0150	24.63ha	Winter Wheat	Winter Wheat	Winter Oilseed Rape	Winter Barley	Winter Wheat	Spring Wheat
TF4787 1457	5.49ha	Winter Wheat	Winter Wheat	Winter Oilseed Rape	Winter Barley	Winter Wheat	Spring Wheat

The nearest postcode is LN12 1NJ



The location of the access is;  
///exhale.though.frowns



### **Rights of Way**

The land is let subject to all existing easements, wayleaves and rights of way whether mentioned in these particulars or not. Any wayleave payments will be retained by the landlord.

### **Tenant Right**

The incoming tenant will be liable to cover the reasonable costs of any Routine Improvements should a claim be submitted by the outgoing tenant.

### **VAT**

VAT will be payable in addition to the rent where applicable.

### **Contracts and Quotas**

There are no contracts or quotas available for transfer in relation to this matter.

### **Outgoings**

The tenant will be responsible for paying all outgoing in respect of the property.

### **Shooting Rights**

The shooting rights are excluded but may be available by separate negotiation.

### **Viewing**

The land may be viewed at a reasonable time, during daylight hours whilst in possession of these particulars. To view either of the buildings at Howdales Farm or Ashleigh Farm, please contact the agents.

### **Services**

3-phase electricity is connected to the grainstore at Howdales Farm (Lot 1). There is also a borehole which services the yard situated near the building. The water supply is also used to service the houses at Howdales Farm. Maintenance of the borehole will be according to user. However, the landlord can not guarantee the quality or quantity of the water from the borehole. There are no services at the building at Ashleigh Farm (Lot 2).

### **Basic Payment and Environmental Schemes**

The land is registered with the RPA and formed part of the outgoing tenants 2023 BPS claim. The outgoing tenant will retain the 2023 claim payments. The incoming tenant is expected to continue to meet all cross compliance obligations until the end of the current scheme year.

The land is not currently within an Environmental Stewardship scheme. The incoming tenant must seek approval from the landlord before entering into any schemes for the duration of the lease term. Any such request will be supported by the landlord.



### Early Entry

The incoming tenant may be granted early entry prior to the proposed commencement date, subject to the 2023 growing crop, including straw, having been harvested and the tenancy documents having been signed.

### Holdover

The landlord reserves the right of holdover over the grainstore at Howdales Farm for the outgoing tenant who will be responsible for the cost of all electricity used during the occupation and will also be responsible for any damage caused until the buildings have been handed over to the incoming tenant. The building will be handed over, having been cleaned, prior to harvest 2024.

### Utilities and Infrastructure

The landlord is in the early stages of discussions regarding part of field parcel TF4190 4192 (Lot 1) and a possible extension to the Gas Distribution Station. As a result of the unknown timescales involved with this process, this individual field parcel will be let on a separate short-term Farm Business Tenancy for a term that will not conflict with the negotiations. The tenants rights to claim for any crop losses and any other associated losses will be addressed in the negotiation process.

Part of field parcel TF4887 0150 (Lot 2) is currently being considered as part of the Viking Carbon Capture Project, a pipeline transporting carbon from Immingham, out to sea via the former Theddlethorpe Gas Terminal. At present, the project is undertaking non-intrusive walkover surveys across the area being considered but it is likely that during the term of this lease, they will want to undertake intrusive surveys and should the scheme go ahead, construct the pipeline. Compensation provisions will be negotiated as part of this process. A plan showing the area potentially affected is available from the agents.

### Stamp Duty Land Tax

The incoming tenant will be responsible for submitting the SDLT submission and will be responsible for paying all tax due.

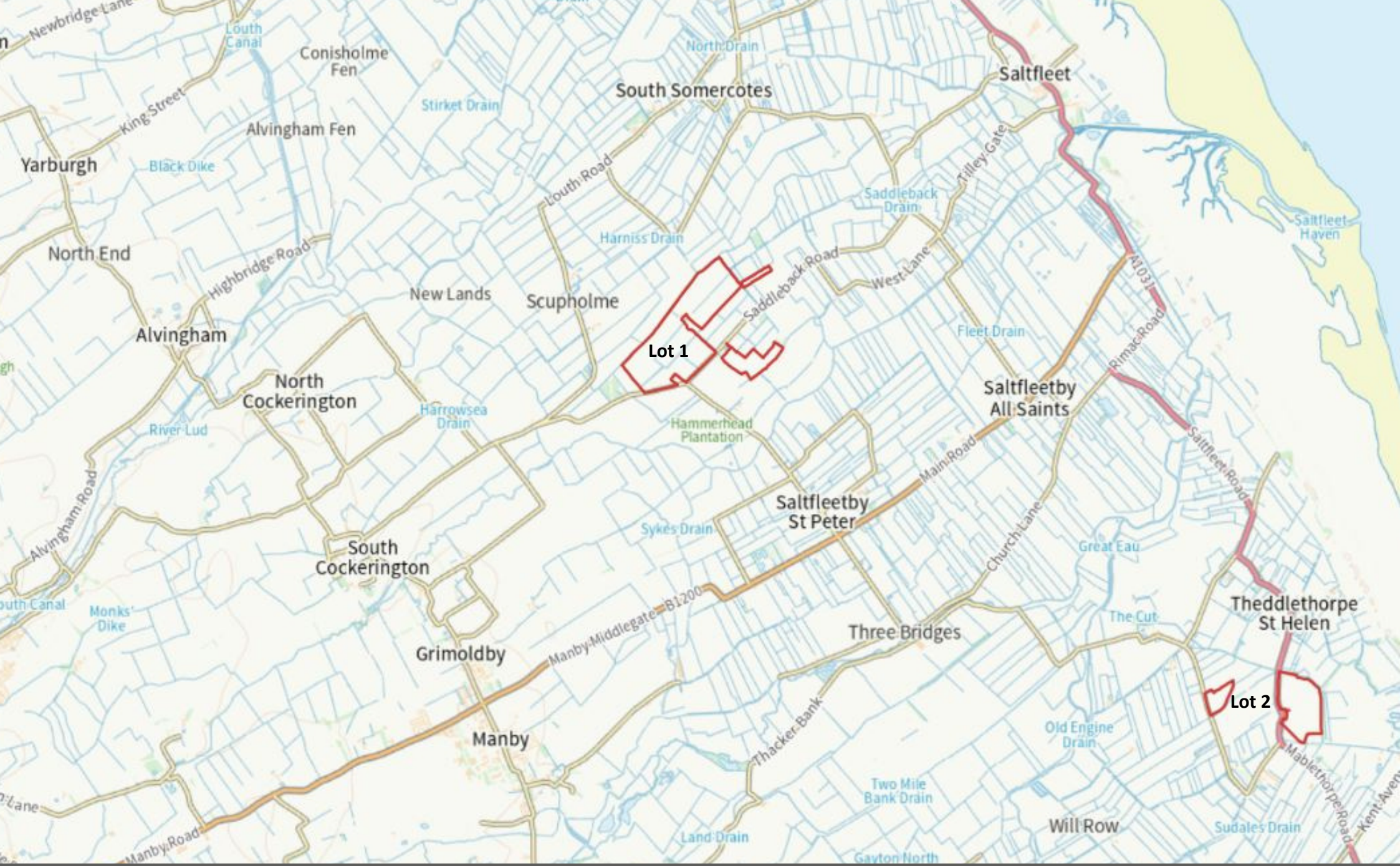


**Terms of the tenancy**

The land is to be let on the following terms:

1. The term of the Farm Business Tenancy (FBT) will be for a five year period taking effect from 1st October 2023 until 30th September 2028.
2. Rent reviews to open market value and not less than every three years.
3. The rent will be payable six monthly in arrears on the 31st March and 30th September each year.
4. The tenant shall be responsible for all outgoing.
5. The tenant shall keep and leave in good repair all fences, gates, ditches, drains, roads, culverts etc.
6. The tenant shall be responsible for maintenance of hedges and ditches etc.
7. The tenant may not assign or sublet the tenancy.
8. The tenant will use the land for arable purposes only. No livestock will be permitted without prior consent of the landlord.
9. The tenancy does not allow any genetically modified crops to be grown on the holding.
10. The landlord will be responsible for insuring the grainstore and associated lean-to's. The tenant is responsible for all maintenance and repairs.
11. There will be no consideration or allowance made whatsoever for any dilapidations or any other deductions upon entry.
12. Tenantright will be payable to the outgoing tenant.
13. The landlord reserves the right to keep all wayleave payments made in respect of the land.
14. A Record of Condition will be completed prior to entry and will form part of the tenancy documentation.





**Important Notice**  
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(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Masons Rural, has any authority to make or give any representation or warranty whatever in relation to this property;  
(iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.