



13.69 acres (5.54ha) of Productive Arable Land at
North Somercotes, Louth, LN11 7PS

M A S O N S
EST. 1850

| 13.69 acres (5.54 hectares) or thereabouts of productive land available as a whole |
 | Grade 2 Arable Land | Good Access | For Sale by Private Treaty |
Offers Invited in Excess of £150,000

Description

The land consists of approximately 13.69 acres (5.54 ha) of productive arable land. The land lies strategically on the fringe of the thriving village of North Somercotes, just 7.5 miles North East of the market town of Louth.

The Land

The arable land comprises of 13.69 acres or thereabouts within a single, regular shaped field parcel (edged red on the plan across). The land is classified as Grade 2 on the Land Classification Plan of England & Wales, and the soils form part of the Agney series, which are described as deep stoneless fine and coarse silty and sandy soils, suitable for growing a variety of cereals and some root crops.

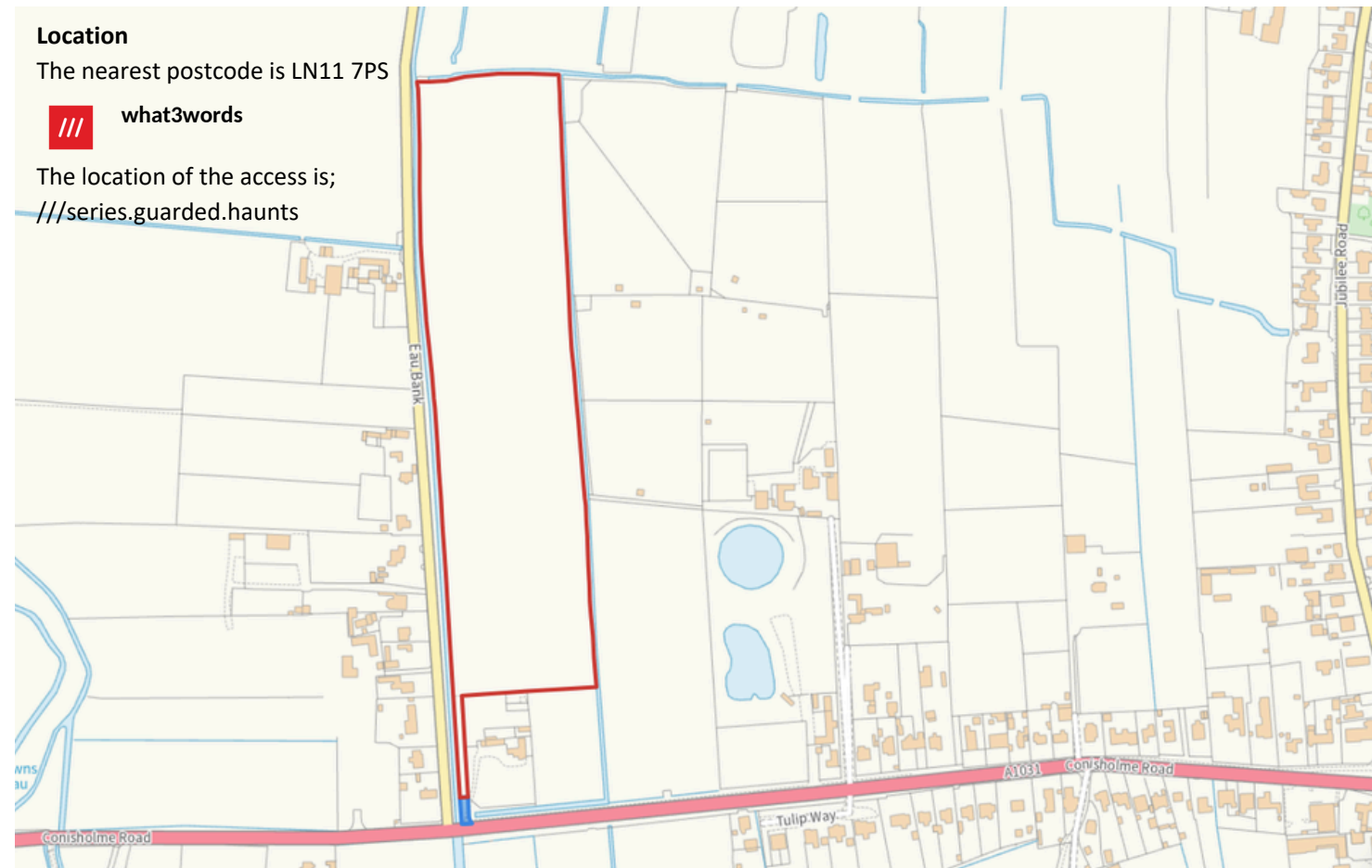
Over recent years the land has been farmed as part of an arable rotation including cereal and potatoes. Details of the past cropping can be found later in this brochure. The boundaries are predominantly defined by ditches, mature hedgerows and domestic fences.

The Agents have been advised that the land benefits from an historic underdrainage scheme, however a plan of the scheme is not available.

The land is accessed over a right of way down a short but wide grass track (edged blue on the plan across) from the A1031, Conisholme Road.

Viewing

Unaccompanied viewings are permitted during daylight hours providing a copy of these particulars are to hand.



Land Schedule

Field No.	Description	Acres	Hectares
TF4096 9885	Arable	13.69	5.54

Method of Sale

The land is for sale by Private Treaty.

Outgoings and Charges

The land is subject to drainage rates payable to the Lindsay Marsh Drainage Board at the prevailing rate and the purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

Tenure

The land is being sold freehold subject to a Farm Business Tenancy which expires on 30th September 2025 with optional Short Notice Provisions to potentially obtain vacant possession earlier.

Short Notice Provisions

The prospective purchaser may be able to gain possession early as the vendor can act on Short Notice Provisions within the tenancy agreement. The Tenant requires 2 months notice to be given and will be entitled to recover any costs incurred establishing the current growing crop.

Ingoing Valuation

If Short Notice Provisions are pursued, the purchaser will be liable to cover the costs incurred by the Tenant establishing the current growing crop.

If Short Notice Provisions are not pursued, there will be no ingoing valuation to pay for in terms of growing crops or acts of husbandry.

Additionally, there will be no charge for UMs and/or RMs. There will be no claim for dilapidations or any other matters.

Services

None as so far as the agents are aware.

Basic Payment Scheme

The land is registered with the Rural Payment Agency but since entitlements can no longer be transferred, the Vendor will retain the delinked payments and they will not be included within the sale.

Plans, Areas & Schedules

The schedule of areas and field numbers has been prepared within the offices of the sole agent and the information is based upon that of the agents' mapping software. The back cropping has been supplied by the past tenant.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.

VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

Environmental Land Management Schemes

The land is not entered into any Schemes.

Cropping

2024	2023
Fallow	Wheat

Planning

The property is situated within the East Lindsey LPA where the land is defined as open countryside. Any planning enquiries should be made with the LPA prior to submitting an offer.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership according to the Land Registry Title Deeds is available from the Selling Agents.

Sporting & Mineral Rights

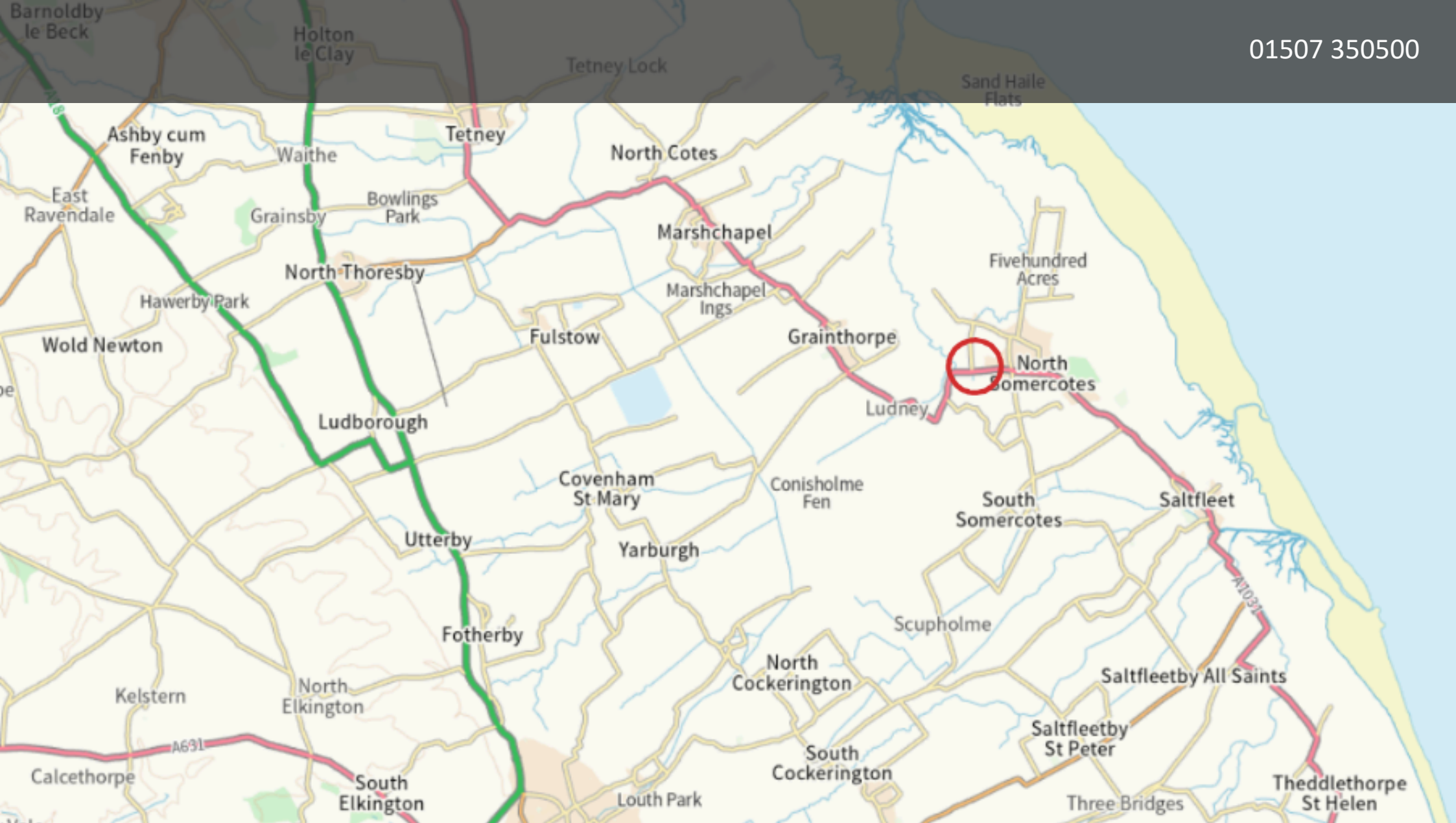
These are included in the sale where they are owned.

Vendors Solicitor

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