BISHOPS & TRADER BRIDGE FARM AND WYDALE FARM

Sibsey, Boston, Lincolnshire
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Sibsey, Boston, Lincolnshire PE22 0UF

A unique opportunity to acquire two highly productive arable farms subject to Agricultural Holdings Act 1986 tenancies, producing a current income of £87,146 per annum

Available as a whole or two lots

Boston – 6 miles
Lincoln – 30 miles
Peterborough – 38 miles
London – 123 miles

LOT 1 – BISHOPS & TRADER BRIDGE FARM
Around 725.54 acres (293.61 ha) of mainly Grade 2 with some Grade 1 arable land including a principal farmhouse, four cottages, range of farm buildings and an 8.5 million gallons irrigation reservoir. Let on an Agricultural Holdings Act 1986 tenancy with one further succession.

LOT 2 – WYDALE FARM
Around 261.35 acres (105.76 ha) of Grade 2 arable land, a range of traditional farm buildings. Let on an Agricultural Holdings Act 1986 tenancy with no successions remaining.

In all about 986.89 acres (399.38 hectares)
LOCATION

Bishops & Trader Bridge Farm is located 3 miles to the north west of Sibsey with Wydale Farm located 2 miles to the north of Sibsey. Both farms are around 7 miles north of Boston, providing good access to the vegetable pack houses.

The A16 is located under a mile from both farms, being the main road from Boston to the Lincolnshire Wolds.

SUMMARY

Bishops & Trader Bridge Farm and Wydale Farm are let under separate Agricultural Holdings Act 1986 tenancies.

Bishops & Trader Bridge Farm is let by way of an agreement dated 27th May 1987; it is believed the tenancy agreement allows for one further succession. The current rent roll is £65,464 per annum.

Wydale Farm is let by way of an agreement dated 27th May 1987; the tenancy agreement does not include succession provisions. The current rent roll is £21,682 per annum.

Both farms are serviced by a number of public roads, along with good internal tracks providing easy access to all fields.
LOT 1
BISHOPS & TRADER BRIDGE FARM
RESIDENTIAL

All properties on the Farm are sub-let by the Tenant with the Landlord's permission and comprise the following:

<table>
<thead>
<tr>
<th>Property</th>
<th>Bedrooms</th>
<th>Tenancy</th>
<th>EPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bishops Farm Lodge</td>
<td>4</td>
<td>Assured Shorthold Tenancy</td>
<td>E</td>
</tr>
<tr>
<td>Bishops Farm Cottage</td>
<td>3</td>
<td>Farm Worker</td>
<td>F</td>
</tr>
<tr>
<td>Bishops Farm Cottage No. 1</td>
<td>3</td>
<td>Assured Shorthold Tenancy</td>
<td>E</td>
</tr>
<tr>
<td>Bishops Farm Cottage No. 2</td>
<td>3</td>
<td>Farm Worker</td>
<td>E</td>
</tr>
<tr>
<td>Coleman's Cottage</td>
<td>4</td>
<td>Farm Worker</td>
<td>F</td>
</tr>
</tbody>
</table>

**Colemans Cottage, Boston**

Main House gross internal area = 1,609 sq ft / 150 sq m
Outbuilding gross internal area = 484 sq ft / 45 sq m
Total gross internal area = 2,093 sq ft / 195 sq m

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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FARM BUILDINGS
Please see the insert plan numbered as follows:

1. Office and Workshop
2. Welfare Block
3. Garage (7.08m x 6.31m)
   Brick built garage and workshop with concrete floor.
4. Implement Store (18.42m x 6.30m)
   Six bay concrete frame building with concrete floor.
5. Refrigerated Potato Storage (42m x 20m)
   Steel portal frame, three bay insulated potato storage with part brick walls and concrete floor, two bays are 20m x 12m with the third bay being 20m x 18m.
Grading Shed (12m x 20m)
Steel portal frame grading shed that extends onto the refrigerated potato store.
6. Potato Store (29.52m x 20m)
   Former grain store now used as a refrigerated potato store, both sides of the buildings have lean-to for general storage.
7. Former Pea Vining Shed (9.05m x 5.80m)
   Steel portal frame building with concrete floor with part breeze block wall.
8. Spray Shed (6m x 4m)
   Brick walls with concrete floor.
9. Former Chicken Shed (12.34m x 7.16m)
   Wooden frame and concrete floor, in poor repair.
To the south of the holding is a four-bay cattle building.

FARMLAND
The farmland is classified as mainly Grade 2 with a small part Grade 1 in the Agricultural Land Classification maps.
The Soil Survey of England and Wales shows the soils as coming under Wallasea 2 which are deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils, suitable for cereals, sugar beet, potatoes and field vegetables.
The land grows a range of crops including potatoes, peas and sugar beet in a rotation.

IRRIGATION RESERVOIR
The irrigation reservoir for Bishops Farm has a capacity for 8.5 million gallons (38,641m³).
The abstraction licences are owned by the tenant.
LOT 2

WYDALE FARM
FARM BUILDINGS

1. General Purpose Building (12m x 9m)
   Steel portal frame building with hardcore floor.

2. Former Cart Shed
   Brick built with slate roof, part open
   cart shed, in poor state of repair.

FARMLAND

The farmland is Classified as Grade 2 on the
Agricultural Land Classification maps.

The Soil Survey of England and Wales shows the soils
as coming under Wallasea 2 and Downholland 2.

Wallasea 2 is a deep stoneless clayey soil, calcareous
in places. Some deep calcareous silty soils, suitable
for cereals, sugar beet, potatoes and field vegetables.

Downholland 2 is a deep stoneless clayey or
calcareous silty soil, suitable for cereals, sugar beet,
potatoes, field vegetables and horticultural crops.
GENERAL REMARKS AND STIPULATIONS

TENURE AND TENANCY INFORMATION
The farms are available freehold, subject to Agricultural Holdings Act 1986 tenancies. Copies of the tenancy agreements are provided from the selling agent.

METHOD OF SALE
The farms are offered for sale by Private Treaty as a whole or in two lots.

SERVICES
Lot 1: Bishops Farm Yard benefits from mains water, three phase electricity, and private drainage for all the dwellings.
Lot 2: Buyer to make their own enquiries.

SPORTING, TIMBER AND MINERALS
The sporting, timber and mineral rights, in so far as they are owned over the freehold of the property, are included in the tenancy.

FARM NAMES
Bishops & Trader Bridge Farm is the overall farm name - it has in the past been referred to as Trader Bridge Farm, Bishops Farm and Home Farm.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The properties are sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private and covenants whether mentioned or not.

DISPUTES
Any disputes arising as to the boundaries or any point arising in the General Remarks or sale particulars, schedule, plan or interpretation of any questions, shall be referred to the arbitration of the selling agents whose decision acting as experts shall be final. The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor’s agent will be responsible for defining the boundaries or ownership thereof.

BASIC PAYMENT SCHEMES
We understand the farmland is registered to receive payments under the Basic Payment Scheme. All entitlements are owned by the tenants and are therefore not included in the sale.

DESIGNATIONS
All of the farmland lies within a Nitrate Vulnerable Zone.

DRAINAGE
Bishops & Trader Bridge Farm has been drained over various stages in the last 40 years, an overall drainage plan is available.

WAR MEMORIAL
There is a War Memorial to Sibsey Lancaster situated in field 6049 of Lot 1.

TRITON KNOLL OFFSHORE WIND FARM
Parts of both farms may be affected by the current proposed scheme. The vendor will continue to oversee this project up to the completion of the sale, at which point it will become the purchaser’s matter to deal with, including any compensation. Further details are available from the vendor’s agent.

CHANCEL REPAIR LIABILITY
Land at Bishops & Trader Bridge Farm includes 117 acres from a total of 292 acres in the parish of Sibsey that is subject to Chancel Repair Liability relating to St Margaret’s Church, Sibsey.

VAT
Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part thereof, or any right to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition.

FIXTURES AND FITTINGS
All tenant’s fixtures and fittings are specifically excluded from the sale of the freehold of the property.

PLANS AND AREAS
Areas and schedules on the plans attached to these particulars, are based on the OS National Grid and are for reference only. Purchasers must have satisfied themselves of the schedules.

LOCAL AUTHORITY
Lincolnshire County Council
Council Offices, Eastgate, Sleaford, Lincolnshire, NG34 7EB
Tel: 01529 414144
East Lindsey District Council
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP
Tel: 01507 601111

Solicitors
Latimer Hinks Solicitors
c/o Tim Haggie, 5-8 Priestgate, Darlington, DL1 1NL
Tel: 01325 341500
Email: tjh@latimerhinks.co.uk

POSTCODE
Bishops & Trader Bridge Farm - PE22 0UF
Wydale Farm - PE22 0TN (Nearest)

VIEWING
All viewings are strictly by appointment with the selling agent. Access to any of the properties is strictly prohibited without prior appointment.

FLOORPLANS AND EPC
Further information is available from the selling agent.

HEALTH AND SAFETY
Given the potential hazards of a working farm all viewers should take care and precaution and be as vigilant as possible when viewing the land and buildings.
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Photos taken April 2017. 16:07 BST.