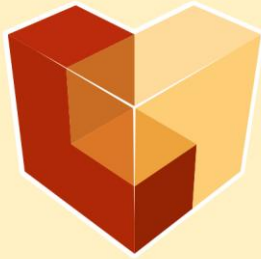


EST 1770



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SPALDING AGRICULTURAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**57.37 ACRES (23.22 HECTARES) OR THEREABOUTS OF GRADE 3 ARABLE  
FARMLAND SITUATED TO THE WEST OF  
BINBROOK LANE, THORPE TOP, THORPE-LE-VALE,  
MARKET RASEN LN8 6AR**

**GUIDE PRICE: £495,000 Freehold**

SPALDING: 01775 766766

BOURNE: 01778 420406

GRANTHAM: 01476 565371

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**DESCRIPTION:**

An opportunity to acquire 57.37 Acres (23.22 Hectares) or thereabouts of Grade 3 Agricultural land situated to the west of Binbrook Lane, Thorpe Top, Thorpe-Le-Vale, Market Rasen. The arable land is being offered for sale freehold and with the benefit of vacant possession. The land is to be sold as a whole. The land is shown shaded pink on the plan within these particulars.

**LOCATION:**

Thorpe Top is located in the centre of the highly sought after Lincolnshire Wolds. It is within 7.5 miles of Market Rasen and 10.5 miles northwest of Louth with the sea-side town of Cleethorpes 15 miles to the northeast. The city of Lincoln, 23 miles to the southwest, provides excellent rail connections.

**What 3 Words Location: -**

///DEFROST.UNFAIR.ADVERBS

**ACCESS:**

Access to the land can be obtained via a private roadway to the west of Binbrook Lane, shaded red on the plan. A strip of land extending Northwards, shaded green on the plan, provides access to the arable land. The east side is currently an open boundary (with marker posts delineating the boundary) with a neighbouring field. There are hedges on the northern and western boundaries.

**METHOD OF SALE:**

The land is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by 'Best and Final' offers or by private auction.

**LAND AND SOILS CLASSIFICATION:**

The land is classified as Grade III on the Land Classification Map of England & Wales. The majority of the land parcels are further classified by the Soil Survey of England and Wales as being part of the Andover 1 Soil Series.

**SCHEDULE OF AREA AND BACK CROPPING:**

FIELD NAME	RPA NO.	TOTAL RPA AREA		2024/23	2023/22	2022/21	2021/20	2020/19
		Ha	Ac					
FAR HILLS	Part TF2091 2657	18.057	44.62	Fallow	W Wheat	S Barley	W Wheat	Peas

**TENURE AND POSSESSION:**

The tenure of the farm is freehold. Possession of the land will be available upon completion.

**LAND DRAINAGE:**

No recent land drainage schemes have been undertaken. There are no land drainage plans available.

**WAYLEAVES, RIGHTS OF WAY AND EASEMENTS:**

The land is being sold subject to and offered with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements and all wayleaves, whether referred to specifically in these particulars or not. It is the potential purchaser's responsibility to investigate the availability of new connections for any services, and such new connections will be at the cost of the potential purchaser. The land will have the benefit of a Right of Way and re-pass along the areas shown shaded green and red on the plan within these Particulars. The purchaser of the land and other adjoining property owners will have to contribute their fair share towards the maintenance of the relevant parts of the track.

It should be noted that a public bridleway crosses the land.

The above rights of way can be viewed on the Lincolnshire County Council website:

<http://lincs.locationcentre.co.uk/internet/internet.aspx?articleid=L4h7HM4AmHM~&preview=true>

**SPORTING RIGHTS:**

The Sporting Rights are included in the sale as far as owned by the Seller.

**MINERALS AND TIMBER:**

The mineral rights are included in the sale as far as owned by the Seller.

**VALUE ADDED TAX:**

Should a sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such Tax will be payable by the Purchaser(s) in addition to the contract price. All Guide Prices quoted, or prices discussed are exclusive of VAT.

In the event the property or any part thereof, any rights, become a chargeable supply for the purpose of VAT any such taxes will be payable in addition to the purchase price at the appropriate rate.

**VIEWING:**

Strictly by appointment with the selling Agents. Any parties viewing the land do so entirely at their own risk and are responsible for ensuring their own safety.

**PLANS, AREAS, AND SCHEDULE:**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Rural Land Registry Plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.

**APPARATUS AND SERVICES:**

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections.

**HEALTH AND SAFETY:**

All those entering on to the land should take great care both for themselves, their property and any part of the farm or crops. It should be remembered that this is a working farm and neither the Vendor nor the Agents are responsible for any injury or accident that occurs on the farm.

**CONTRACTS AND QUOTAS:**

There are no contracts or quotas included within the sale of the land.

**EARLY ENTRY:**

Early entry on to the arable land may be granted to the buyer(s) after exchange of contracts and payment of a double deposit.

**ENVIRONMENT CHARGE:**

There is an annual charge for the farm payable to the Environment Agency.

**BASIC FARM PAYMENT:**

The land is registered with the Rural Payments Agency and has, in previous years, claimed the Basic Farm Payment. The Vendors will retain the Delinked Payment upon completion of the sale, unless otherwise negotiated. Copies of the Rural Payments Agency Land Parcel Identification System (LPIS) Maps are available for inspection upon request from the Selling Agents.

**TENANTRIGHT:**

Depending on the time of year and the stage of crop establishment/ land cultivations, tenantright will be charged in addition to the purchase price together with enhancement for growing crops.

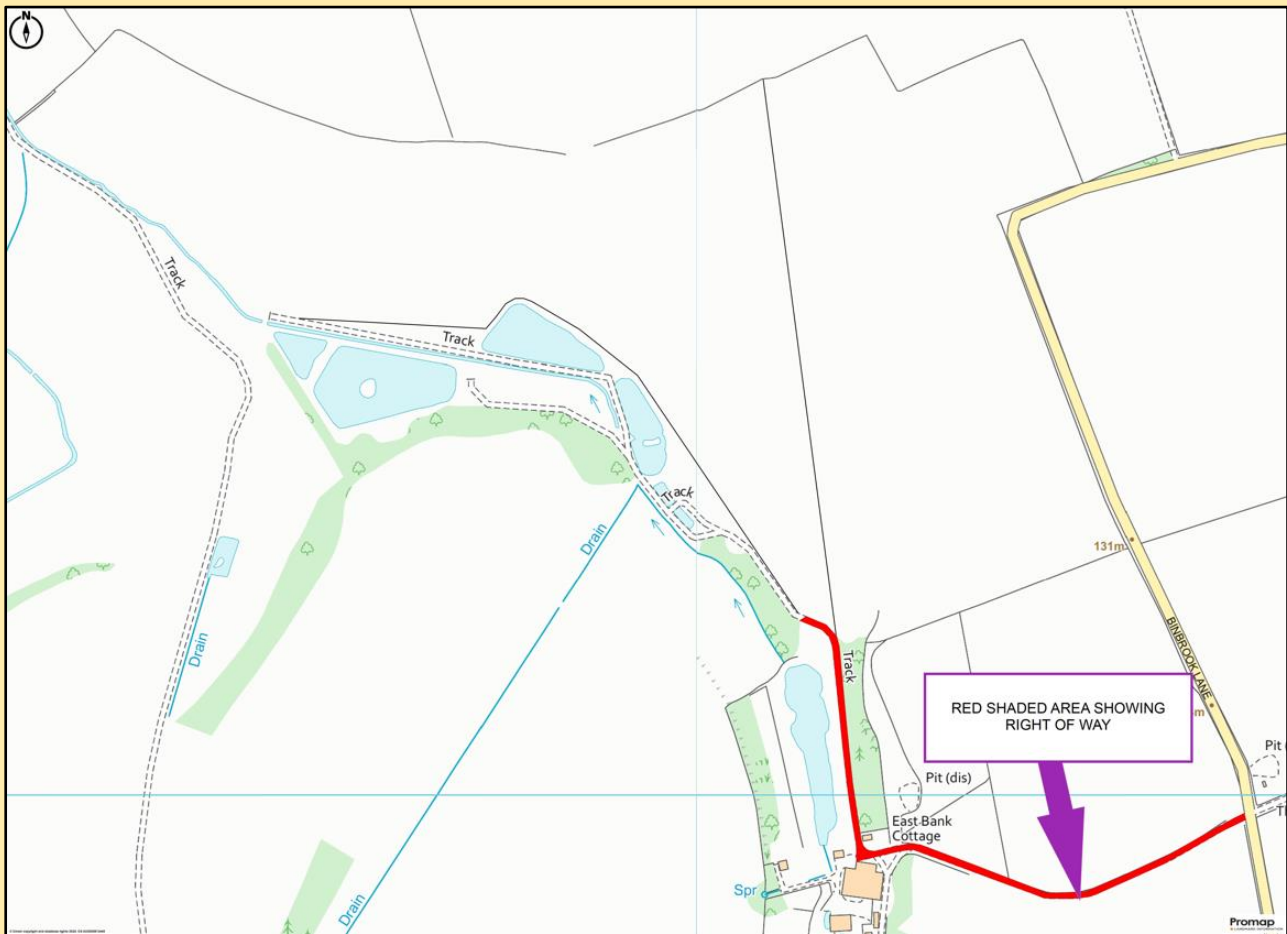
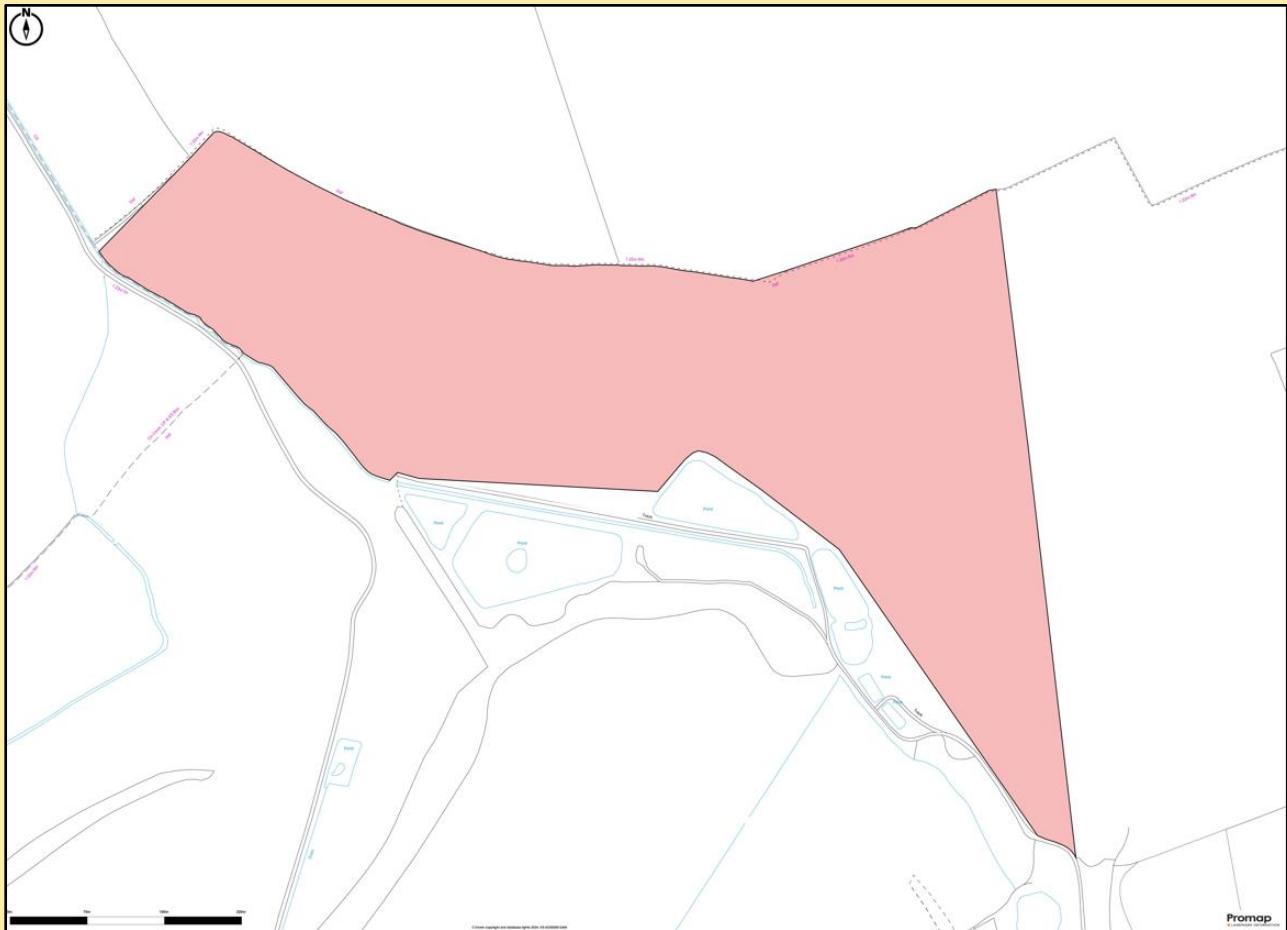
**DILAPIDATIONS:**

There will be no allowance for dilapidations (if any).

**PARTICULARS CONTENT:**

We make every effort to produce accurate and reliable details, but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area. The Plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE. These Particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





**CONTACT:**

If any further information is required regarding the Land, please contact:

R. Longstaff & Co LLP., 5 New Road, Spalding, Lincolnshire, PE11 1BS

T: 01775 766766 Option 4

[www.longstaff.com](http://www.longstaff.com)