



**M A S O N S**  
— SINCE 1850 —

82.81 ACRES (33.51 HA) OF PRODUCTIVE  
ARABLE LAND OFF HAUGHAM PASTURES, LITTLE  
CAWTHORPE, LOUTH, LINCOLNSHIRE

# 82.81 ACRES (33.51 HA) OF PRODUCTIVE ARABLE LAND OFF HAUGHAM PASTURES, LITTLE CAWTHORPE, LOUTH, LN11 8NA

82.81 acres of Arable land for sale as a whole by Informal Tender | Roadside Frontage | Predominantly Grade 2

**Tender Deadline 1pm 31<sup>st</sup> July 2026**

**Guide Price - £750,000**

## Description

The land consists of approximately 82.81 acres (33.51ha) of productive arable land. In accordance with the Land Classification Plan of England and Wales, the land is predominantly classified as Grade 2, with some areas classified as Grade 3 towards the northern corner of the property. The land benefits from direct access off the public highway.

The soils predominantly form part of the Tathwell association, with the northern corner forming part of the Salop, consisting of well-drained fine loam over clayey soils, suitable for growing a variety of cereal crops.

The land is offered for sale by Informal Tender as a Whole. The property presents a great opportunity to purchase productive arable land in the Lincolnshire Wolds National Landscape, an Area of Outstanding Natural Beauty.

## Location

The nearest postcode is LN11 8NA



**what3words**

The location of the access is;  
[///lived.mess.slung](https://www.what3words.com/#!/lived.mess.slung)

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## Access

The land benefits from direct road access from Haugham Pastures.

## Underdrainage

Due to the free-draining nature of the soils, there is no underdrainage system on the land.

## Services

None in so far as the agents are aware.

## Holdover

The vendor reserves holdover rights to continue to grow and harvest the current growing crop until it is harvested in the summer of 2026. Possession of the land will be given to the purchaser upon the clearance of the growing crop and any baled straw.

## Ingoing Valuation

Since the vendor is reserving holdover rights, the growing crop will not be purchased by the purchaser. There will also be no ingoing valuation to pay for in terms of other acts of husbandry, UMs and/or RMs; and there will be no claim for dilapidations or any other matters.

## Early Entry

Early entry will be available where possible, subject to the exchange of contract having taken place and payment of a non-refundable double deposit (20%).



## 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 vendor.

## Sporting & Mineral Rights

These are included in the sale where they are owned.

## Delinked Payments

The land is registered with the Rural Payment Agency, but the delinked payments will not be transferred to the purchaser.

## Flood Risk

The Land is located in flood zone 1 indicating the land has a less than 0.1% chance of fluvial or tidal flooding.

## Environmental Land Management Schemes

The land is registered with the Rural Payments Agency, and the land forms part of a Countryside Stewardship Scheme due to terminate on 31st December 2027. Upon completion, the Countryside Stewardship Scheme shall be split and transferred to the purchaser, who will be responsible for meeting the terms of the agreement until its termination date. The purchaser shall indemnify the vendor against all fines and costs associated with any breaches to the Countryside Stewardship Scheme arising from the actions of the purchaser or their representatives failing to follow the scheme rules.

The land is entered into the following options:

- BE3 - Management of Hedgerows
- WD3 - Woodland Edges on Arable Land
- SW1 - 4-6m Buffer Strip on Cultivated Land

Payment for the 2026 scheme year will be retained by the vendor.

Copies of the Countryside Stewardship Agreement and further information is available from the selling agents upon request.

## 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.



## Boundaries

The Purchaser will be responsible for establishing a mixed hawthorn hedgrow between points A-B on the plan across to demarcate a new boundary. The hedge is to be planted during the first planting season following completion of the sale.

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.

## Viewing

Unaccompanied viewings are permitted during daylight hours, provided a copy of these particulars are to hand, subject to notifying the Selling Agents at least 24 hours in advance.

## Outgoings and Charges

The land is subject to drainage rates payable to the Environment Agency 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.

## 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.

There are two footpaths which cross the land in a North-East to South-West direction.

There is an overhead electric powerline running along the boundary of Wood Field Lower and Park, before crossing Little Fields. The right to receive future annual wayleave payments for this overhead line shall be transferred to the purchaser upon completion. The 2026 wayleave payment will not be apportioned.

There is a high-pressure National Gas pipeline known as "Theddlethorpe to Hatton", which crosses the land in an East-West direction. The location of the pipe is marked on the ground by large red and white markers.

The owner of the adjoining woodland retains a right of way to extract timber and stone along the boundary adjoining Haugham Wood.

Further details and plans of all easements, wayleaves and covenants are available from the selling agents upon request.

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### Tenure

The land is being sold freehold with vacant possession subject to the holdover rights outlined above.

### Planning

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

### Vendors Solicitor

Katherine Bunting  
Chattertons Legal Services Ltd  
28 Wide Bargate  
Boston  
PE21 6RT  
Tel. 01205 314104

The marketing photos were taken in April and May 2026, and the particulars were prepared in June 2026.

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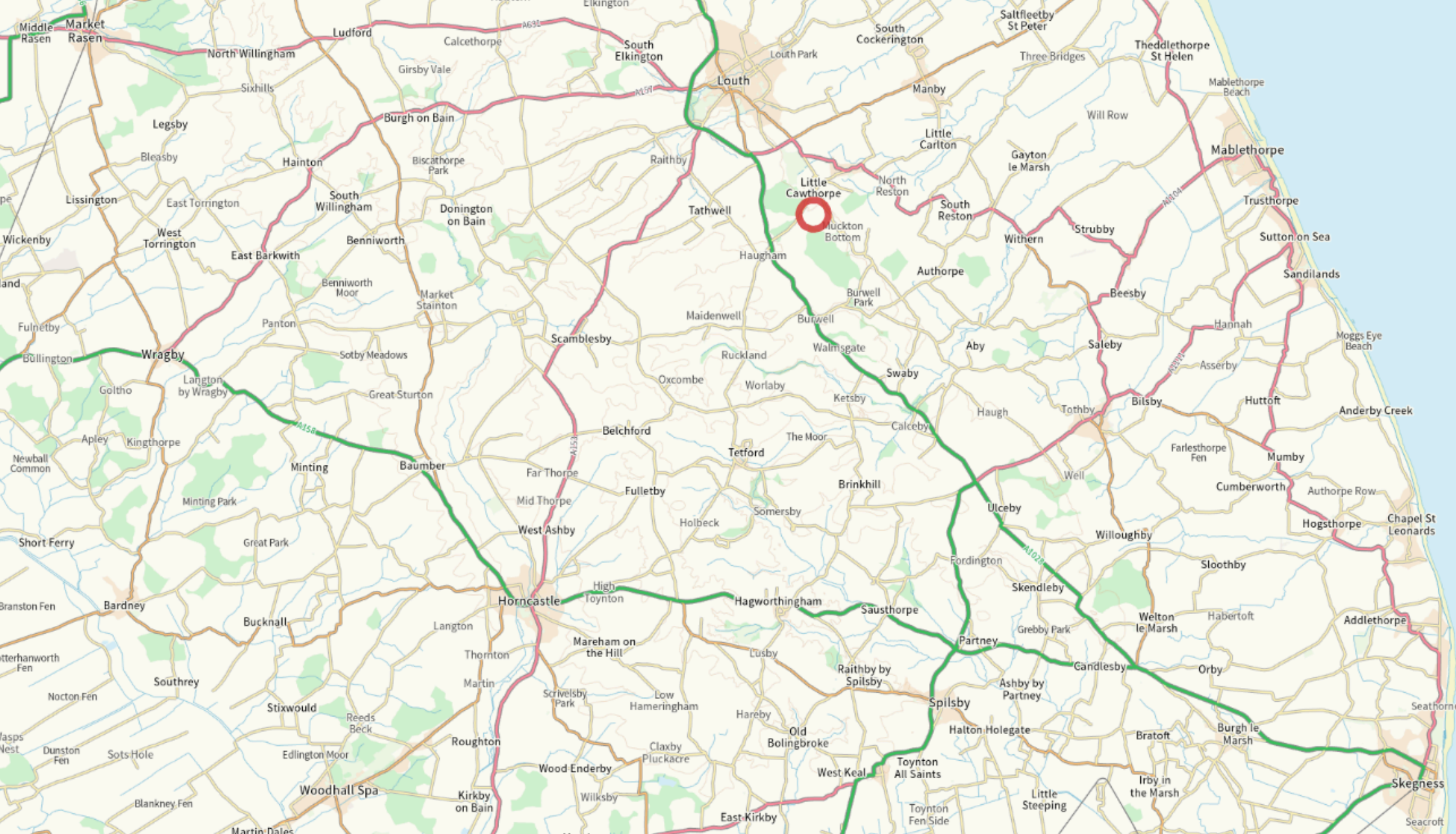
## Land Schedule & Back Cropping

RPA Field Parcel	Field Name	Field Area		Cropping Year					
		Acres	Hectares	2025/26	2024/25	2023/24	2022/23	2021/22	2020/21
Pt TF3582 3348	Wood Field Upper	25.29	10.23	Winter Barley	Winter Wheat	Peas/Oats	Spring Oats	Winter Barley	Spring Oats
	Wood Field Lower	30.81	12.47	Spring Barley	Spring Barley	Peas/Oats	Spring Oats	Winter Wheat	Spring Barley
	Park	12.11	4.90	Winter Wheat	Spring Barley	Spring Barley	Winter Wheat	Spring Barley	Spring Oats
TF3583 5016	Little Fields	14.60	5.91	Spring Barley	Winter Barley	Spring Barley	Winter Wheat	Spring Barley	Spring Oats
<b>Total</b>		<b>82.81</b>	<b>33.51</b>						

## Conditions of Sale

- 1) Offers should be submitted in writing to the agents offices at Masons Rural, Cornmarket, Louth, LN11 9QD no later than 1pm on 31<sup>st</sup> July 2026 marked 'F.A.O Russell Jeanes - Subject to Contract – Haugham Land Tender'.
- 2) Offers should not be made by reference to any offer by any other party.
- 3) The purchasers will be expected to exchange contracts as soon as possible following receipt of the draft contract from their solicitor, with a non-refundable 10% deposit being payable on exchange and held by the vendor's solicitor should completion be delayed. If early entry is required, a 20% deposit will be payable before access is taken.
- 4) The vendor reserves the right not to accept the highest or any offer.
- 5) The offer should clearly state the following:
  - a. The full name(s), address and telephone number of the offeror(s), and the name of any appointed Agent
  - b. Name, address and telephone number of the solicitor acting on behalf of the offeror(s)
  - c. The Lot or Lots your offer relates to.
- 6) The offer should be made in the full knowledge of the contents of the sales particulars.
- 7) Any offer dependent upon the sale of another property or a mortgage or other funding arrangements must be clearly declared.
- 8) Offeror(s) are advised to make their offer for an odd figure to avoid the possibility of two identical offers being received.
- 9) Offers must be figures certain and expressed in pounds sterling.
- 10) The agents will endeavour to respond to all offerer(s) within 7 days of the tender deadline.
- 11) The successful bidder will be required to provide copies of photo ID and proof of address in accordance with the most recent Anti-Money Laundering Legislation.





Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

Masons Rural for themselves and for vendors or lessees of this property whose agents they are given notice that:

(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.

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