

FOR SALE

Land at Donington, South Lincolnshire

Two blocks of land comprising c. 91 Ha [225 acres] of highly productive Grade 1 and Grade 2 soils suited to vegetable, root and arable cropping

Located in and around Donington, South Lincs

For sale by private treaty as a whole or in two lots

Guide Price

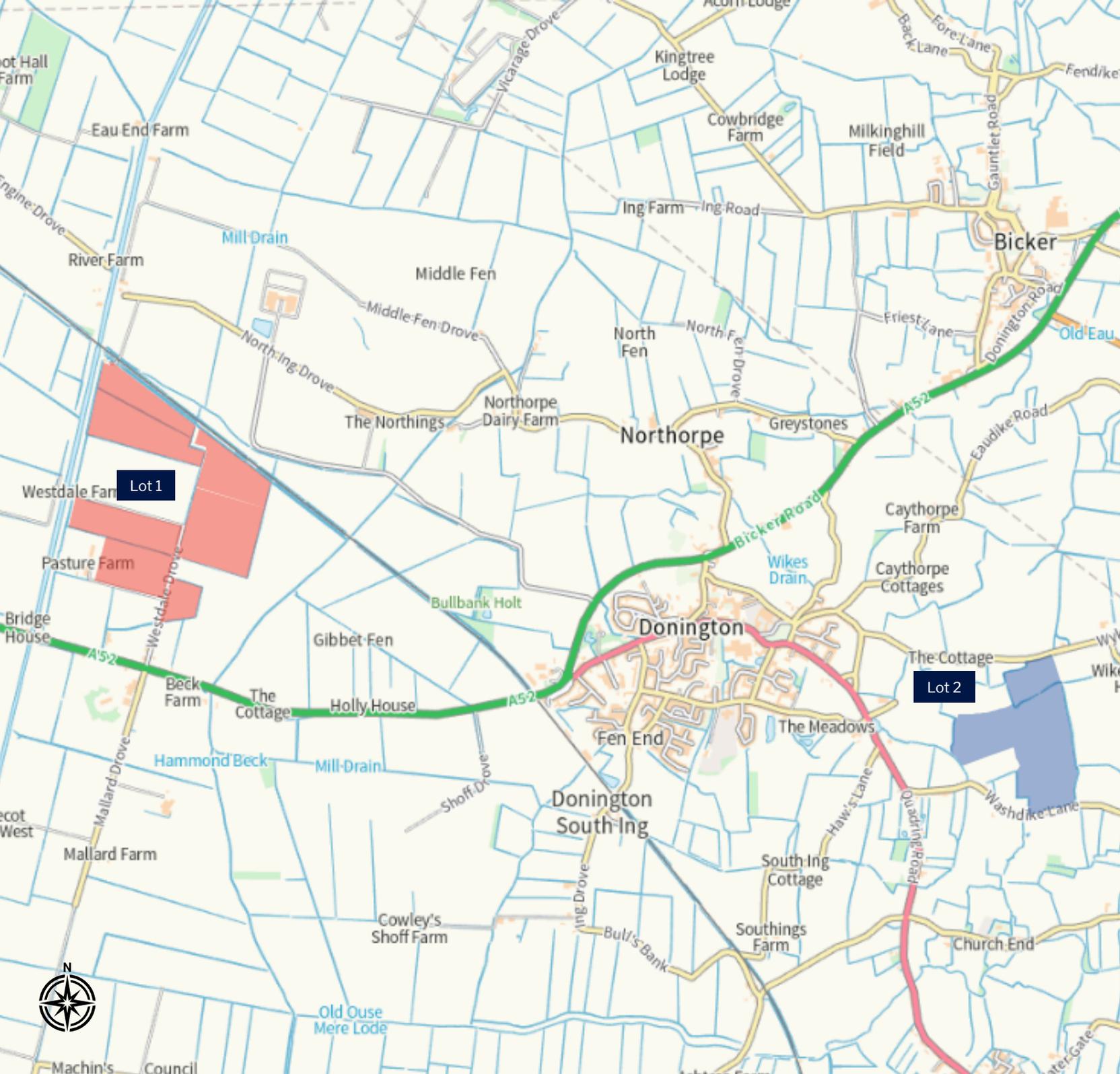
Lot 1: £1,350,000

Lot 2: £925,000

For more information:

T: 01406 370035

E: sam@hubrural.co.uk





Lot 1

151.58 acres | 61.34Ha

Location

[///lawnsonenjoyable.cactus](http://lawnsonenjoyable.cactus)

Grade 2 arable farmland

More detailed information is available in the farm data room.

Back Cropping

The back cropping is arable focused with a wide spread of combinable crops grown since the current owners took ownership, including:

- Winter Wheat
- Winter Barley
- Spring Barley
- Peas
- Oil Seed Rape
- SFI AB9 Option

(The full back cropping history is in the data room along with a plan which shows the name of each field.)

Under Field Drainage

All fields have under field drainage. The age and specification varies from field to field. Please see the farm data room for the drainage plans and documentation.

Soil Association - Wallasea 2 813g

Deep stoneless clayey soils. Calcerous in places. Some deep calcerous silty soils.

The major landuse on this association is defined as winter cereals and some sugar beet, potatoes, cereals and field vegetables.

The Soil Site Report from which this data was taken was provided by Cranfield Environment and Agrifood. A full copy of the report is available in the farm data room.

Westdale Farm

813g

Pasture Farm



Soil health* [2023]

Phosphorus [P]: 0.7
Potassium [K]: 2.7
pH: 7.2
Magnesium [Mg]: 4.7



Lot 2

73.51 acres | 29.75Ha

Location

[///treatment.cost.combines](#)

Grade 1 arable farmland

More detailed information is available in the farm data room.

Back Cropping

Backcropping includes various combinable cereal crops as well as potatoes, sugar beet, brassicas, vining peas and sunflowers.

(The full back cropping history is in the data room along with a plan which shows the name of each field.)

Under Field Drainage

All fields have under field drainage. The age and specification varies from field to field. Please see the farm data room for the drainage plans and documentation.

Soils

Soil Association - Wisbech 812b

Deep stoneless calcerous coarse silty soils.

The major landuse on this association is defined as sugar beet, potatoes, field vegetables, horticultural crops and cereals.

The Soil Site Report from which this data was taken was provided by Cranfield Environment and Agrifood. A full copy of the report is available in the farm data room.

Soil Association - Tanvats 811e

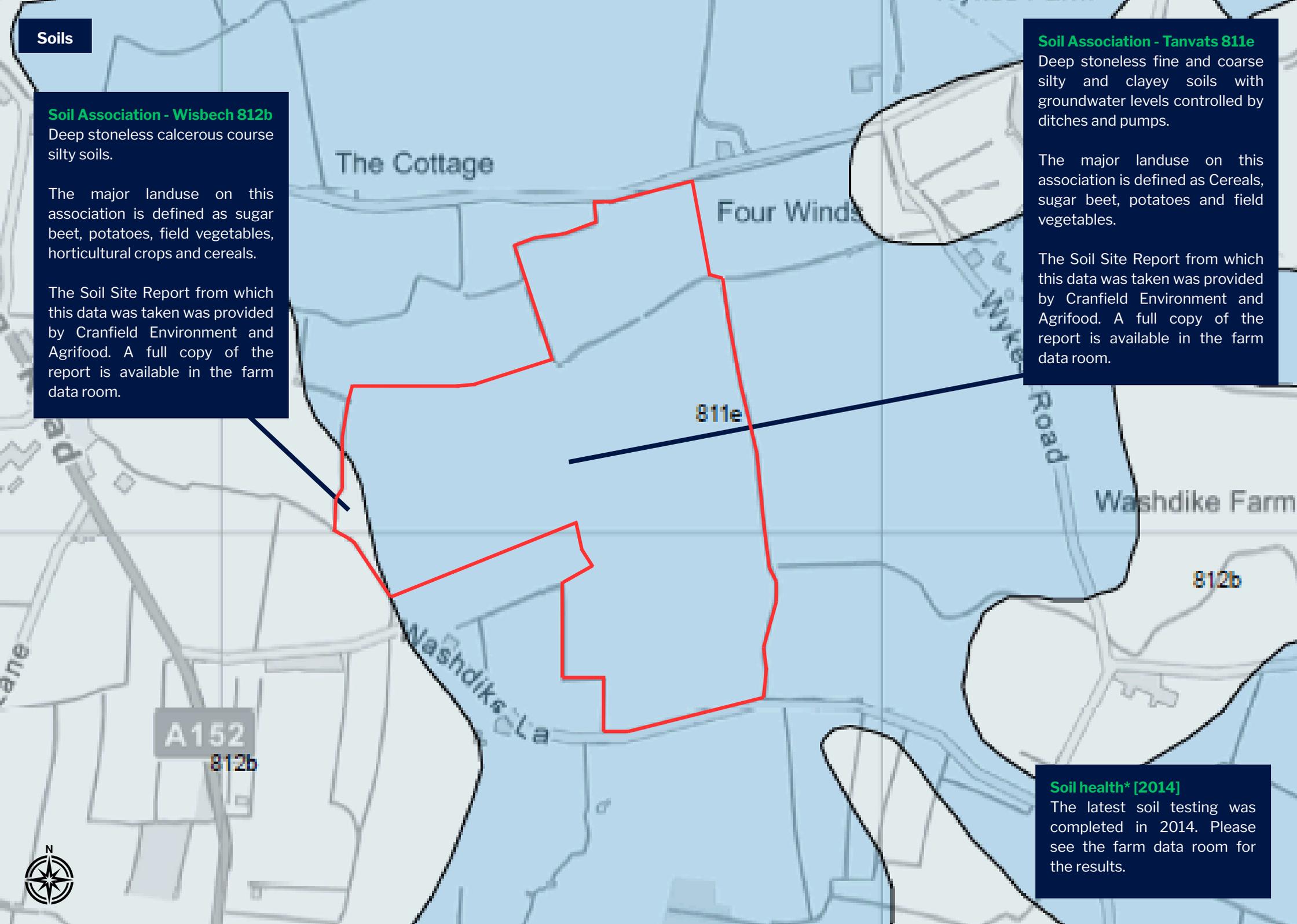
Deep stoneless fine and coarse silty and clayey soils with groundwater levels controlled by ditches and pumps.

The major landuse on this association is defined as Cereals, sugar beet, potatoes and field vegetables.

The Soil Site Report from which this data was taken was provided by Cranfield Environment and Agrifood. A full copy of the report is available in the farm data room.

Soil health* [2014]

The latest soil testing was completed in 2014. Please see the farm data room for the results.



Area Schedule

Lot	Field Name	HMLR Title Number	HMLR		RPA (LPIS)	
			Area (Ac)	Area (Ha)	Area (Ac)	Area (Ha)
1	Gleeds	LL195526	20.26	8.20	56.19	22.74
		LL288629	35.46	14.35		
1	Westdale Drove B (17ac)	LL89595	42.8	17.32	15.13	6.12
1	Westdale Drove A (27ac)				27.21	11.01
1	Westdale Farm	LL300366	53.06	21.47	23.35	9.45
1	Beet Pad				22.24	9.00
1	Browns				8.77	3.55
Total area - Lot 1			151.58	61.34		
2	Corner Field	LL382318	71.23	28.83	10.90	4.41
2	Shoulder of Mutton				25.45	10.30
2	Moses Centre				37.19	15.05
		LL153655	2.28	0.92		
Total area - Lot 2			73.51	29.75		
Overall area			225.09	91.09		

General Information

The contents of this section applies to both lots, unless the text specifically refers to an individual lot.

Lotting

The overall area is for sale in two lots. These are shown on the farm plan on the front cover of these particulars.

Lot 1 - c.61.95 hectares [153.08 acres] including Grade 2 arable land shown shaded pink on the farm plan.

Lot 2 - c. 29.75 hectares [73.51 acres] of Grade 1 arable land shown shaded blue on the farm plan.

Bids for the whole should be split between Lots 1 and 2.

Contracts and Quotas

Sugar beet has been grown on the farm for many years - the current contract is 1,500 tonnes PA. Purchasers should make their own enquiries to British Sugar.

Sporting

All sporting rights are included in the sale of the Property.

BPS | Entitlements

No right to any payments are included in the sale of the land.

Development Overage

Both Lots are being sold subject to an overage for any renewable energy development of 35% for 35 years.

Easements and Wayleaves

The land is sold with the benefit of and subject to all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these particulars.

Annual wayleave payments total to £685.64. Please see copies of the Payment Advices received for 2025 in the farm data room, along with copies of the Wayleaves agreements and the corresponding plans.

Utilities & Services

There is a water pipe that passes through Lot 1. The exact location is unknown. There is a plan showing the approximate location in the farm data room.

Drainage Rates

Rates are payable to the Black Sluice Drainage Board which for the 12 month period ending 31.03.26 are £13.03/acre.

Access

The property is accessed via Lincolnshire County Council adopted highways or from internal farm tracks which form part of the property, and if not forming part of the property legal rights are in place over neighbouring farm tracks.

Soil Health Information*

The soil information provided is based on testing carried out in preceding years - the averages stated are weighted across the farms. Details are available in the farm data room.

Land Drainage

Detailed plans are available in the farm data room. The fields that do have under drainage have been drain jetted regularly.

Public Rights of Way

Lot 2 is dissected by a public footpath. Please see a plan in the farm data room of the approximate location/route.

Nitrate Vulnerable Zone

All the fields are within an NVZ - NVZ ID; S669 - NVZ Name; Black Sluice IDB draining to the South Forty Foot Drain NVZ.

Countryside Stewardship Scheme

Part of the property is subject to a Countryside Stewardship Scheme [Mid-Tier] Agreement [1651842] which is in place until 31/12/2028. This will be transferred to the purchaser upon completion. Please see the farm data room for a copy of the agreement.

Sustainable Farm Incentive [SFI] Scheme

There is an SFI agreement currently in place for part of the Property. This will be withdrawn on completion of the sale.

Tenure and Possession

The property is offered for sale freehold with vacant possession subject to the following holdover requirements and agreements, and the sale completion date.

The harvest of maize until 31st October 2026 [Corner Field].

The harvest of sunflowers until 31st October 2026 [Shoulder of Mutton, Moses Centre].

The harvest of AHL1 - Pollen & Nectar Mix until 31st October 2026 [Lot 1].

Mines & Minerals

All mines and minerals are included within the sale of the Property.

Rights

The land registered under HMLR Title Number LL89595 has the benefit of a right of way over neighbouring property.

The land registered under HMLR Title Number LL382318 is subject to a Deed of Grant to British Gas relating to a gas pipe. The location as such is shown on a plan in the farm data room.

The land registered under HMLR Title Number LL300366 is subject to a right of way granted to the owner of the neighbouring property which is subject to shared maintenance responsibilities.

Further details are available in the farm data room.

Value Added Tax

If the sale of the land, or any associated rights becomes a chargeable supply in the context of VAT legislation, VAT will be payable by the purchaser[s] at the prevailing rate, in addition to the purchase price.

Location

Lot 1 - What3Words - <///lawns.enjoyable.cactus>

Lot 2 - What3Words - <///treatment.cost.combines>

Plans Areas and Schedules

The property comprises multiple Land Registry titles.

The areas referred to in these particulars are derived from the measured areas of the constituent title parts as downloaded into the Land App and the unregistered areas based on the deeds transferred onto and measured in the Land App. These are shown in the column labelled HMLR Title areas in the land schedule for each field. The LPIS areas on the land schedule are based on RPA data. They are provided for illustrative purposes only.

Boundaries

It will be assumed that the purchaser has full knowledge of all of the boundaries; neither the seller nor their Agent will be responsible for confirming any boundaries or the ownership thereof.

Method of Sale

The Property is offered for sale in two lots by private treaty. It is likely, but not certain, that best bids will be requested as part of the sale process, so if you are interested in making an offer, please make sure that you make this known to the selling agents.

Exchange, Completion and Early entry

Following acceptance of an offer, the purchaser will be expected to exchange contracts within 8 weeks of the agreement of Heads of Terms. Completion thereafter will be following the harvest of the 2026 crops. Early entry, if required, will be available post exchange, as harvest 2026 crops are cleared.

Anti - Money Laundering

In accordance with Anti - Money Laundering Regulations, the source of funding and identification will need to be provided by the successful buyer[s].

Viewing

Viewing will be strictly by appointment with the selling agent. Please contact the office to arrange a viewing.

Farm Data Room

Please contact Claire Baker in the office for access:
claire@hubrural.co.uk | 01406 370035

Selling Agent [sole]

Hub Rural Ltd, The Crew Yard Pickwell House, Hogs Gate, Moulton, Spalding, Lincolnshire, PE12 6QH.
T: 01406 370035 | hub@hubrural.co.uk

Important Notices

Hub Rural Ltd for themselves and for the Vendors or Lessors of this Property gives notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract.

2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Hub Rural Ltd for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only.

3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase.

4. Hub Rural Ltd, and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Hub Rural Ltd for any error, omission or mis-statement in these particulars.

5. 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. Any person inspecting the property does so entirely at their own risk.

6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single/Basic Payment Scheme eligibility of any land being sold or leased.

8. Floor plans - calculations reference the RICS IPMS standard. Measurements are approximate and not to scale, and are intended for illustration only.

9. These Particulars were prepared in February 2026.

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These particulars are intended to be printed on A4 paper, landscape orientation. If you would like us to send you a printed copy, please contact the office.

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