



437.78 acres (176.94ha) or thereabouts of arable land at Fillingham, Gainsborough DN21 5BL

### **Introductory remarks**

The land is all arable, Grade 3 and situated west of Fillingham and offered for sale as a whole or in five separate lots by formal tender. The land is capable of producing good yields of combinable crops.

Lot 2 has the benefit of a portal framed building which we understand from the occupier, has an approximate capacity of 500t of grain. The building has concrete flooring with an unused central tunnel with fan house to the rear for on floor drying historically. Please note that there is currently no electricity connected.

The farm is occupied by W Carter & Son (Farms) Ltd and has been for many years, under a full repairing and insuring Farm Business Tenancy (FBT) which terminates on 10th October 2020.

A partially redacted copy of the lease agreement is available for inspection particularly reference the transfer of entitlements and tenantright.

The vendors have never occupied the farm and haven't obtained very much information from the outgoer such as cropping, RPA, drainage and soil indices etc. If this information comes available to us then it will be posted immediately on the data room.

The vendors will retain the farmhouse, traditional buildings and around 10 acres of arable land until a separate marketing campaign is arranged for Spring 2021. If prospective purchasers wish to express interest in acquiring this property in addition to Lot 2 then do not hesitate to contact the agents.

In order to prepare for and submit an offer(s) we would like to direct you to the Roythornes data room at <https://roythornes.highqsolutions.com/roythornes>. In order to access this, please contact Lucy Turner at Masons on 07966 591496 who will provide you with your personal login details.

Please note that all the legal documents and everything required to submit an offer is hosted on the data room. The agents will be pleased to assist with all enquires and provide any background information and detail available to them.

A brief summary of the main points of detail of the contract and transfer are outlined in this document

### **Viewing**

As the farm is leased until the 10<sup>th</sup> October viewing is by appointment with the agents, except when viewed by road.

### **Environmental Stewardship**

The arable land is not part of any stewardship schemes.

### **Outgoings and Charges**

The purchaser will be responsible for the payment of drainage rates or the general drainage charge (as applicable) on a pro-rata basis from the 11<sup>th</sup> October 2020.

### **Basic Payment Scheme and Purchase of Entitlements**

The FBT provides for the current occupiers will retain the 2020 Basic Payment Scheme payment. The purchaser will be obligated to acquire the Basic Payment Scheme Entitlements at £150 plus VAT each.

### **Services**

Services are connected to the yard forming part of Lot 2

### **Sporting and Mineral Rights**

These are included in the sale where they are owned.

### **Tenant Right and Dilapidations**

Tenant right, if any, will be payable by the purchaser to the outgoing tenant on termination of the current lease in accordance with Part 3 of the Agricultural Tenancies Act 1995 and will be capped at £50 per acre. There will be no consideration or allowance made whatsoever for dilapidations or any other deductions.

### **Early Entry**

Early Entry is available immediately a tender is accepted during the week commencing the 12<sup>th</sup> October 2020 being an acceptance of offers effecting an exchange of contracts and receipt of a 10% non-refundable deposit.

### **Method of Sale**

The land is being offered for sale by formal tender as a whole or in five lots. All necessary detailed information and legal documents are hosted on the data room.

### **Plans, Areas and Schedules**

Contract plans and the schedule of OS areas has been prepared and available on the data room for inspection. The RLR plans and back cropping is available on the dataroom.

**Please note the closing date for receipt of tenders is 5pm on 9<sup>th</sup> October 2020**

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#### **Important Notice**

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they give 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 Messrs Masons, Chartered Surveyors 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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