

Moving with the times

FOR SALE BY INFORMAL TENDER  
195.57 HA. (483.24 ACRES) AND FARM BUILDING  
BEING TEMPLE HILL FARM  
AND  
HOUGH GRANGE FARM, HOUGH-ON-THE-HILL, GRANTHAM, LINCOLNSHIRE  
AVAILABLE IN THREE LOTS



### Description

The sale of Temple Hill Farm and Hough Grange Farm offers the opportunity to acquire a fertile and productive arable holding in a district where land rarely comes to the open market.

The ownership and letting of agricultural land may offer valuable Inheritance Tax relief. Prospective purchasers will need to take advice on this point from a suitably qualified professional.

### Location

Temple Hill Farm and Hough Grange Farm lie approximately 1.5 miles to the north west of the village of Hough-on-the-Hill and 2 miles north of the village of Marston.

### Method of Sale

The land is offered for sale by Informal Tender either as a whole or in three lots. Completed tender forms are to be returned to Escritt Barrell Golding's Grantham office by no later than **12 noon on Friday, 17<sup>th</sup> August 2018**.

### Tenure

The land is freehold with vacant possession upon completion.

### Shooting

The shooting is let until 28<sup>th</sup> February 2019, with the vendor retaining the income under the Shooting Agreement.

### General Description

The holdings have been farmed to a high standard with the fields being of a size and shape that is suited to modern agricultural machinery and practices.

The land is level and well drained.

Access to all of the land can be obtained from Council maintained highways.

### Land & Soils

The Ministry of Agriculture Fisheries & Food classified the land to the east and west of the Stragglethorpe Lane as being Grade 2 and the remainder of the holding being Grade 3.

The Soil Survey of England and Wales identifies the soil in the western half of Lot 1 as being a deep permeable sandy and coarse loam suitable to the production of cereals, potatoes and sugar beet. The remainder of the land is identified as a slow permeable seasonally waterlogged fine clayey loam suitable for the production of winter cereals.

### Farm Building

A five bay general purpose farm building being 27.4 m (90 ft) x 18.29 m (60 ft) and 6.1 m (20 ft) to the eaves. The building was erected in 2009 and has a concrete floor with concrete grain panelling to a height of approximately 3 m (10 ft). There is a central roller shutter door in the southern elevation and ample hardstanding for the loading and unloading of articulated vehicles. There is mains electricity to the building.

### Basic Payment Scheme

All of the land has been registered on the Rural Land Registry and is available to set against entitlements under the Basic Payment Scheme. The entitlements will be transferred, at no extra charge, to the purchaser. The entitlement transfers will be subject to the purchasers being active farmers and no allowance will be made to the purchase price if the purchaser is not an eligible applicant.

A total of 191.77 entitlements that will be transferred. The entitlements will be divided between the lots as set out in the attached Schedule.

The vendor will retain the income under the Basic Payment Scheme for 2018. The purchaser will be required to enter into an undertaking not to breach the Cross Compliance terms of the vendors Basic Payment Scheme.

### Cropping Schedule

Plan No.	Rural Land Registry Field Number	Ha.	Acres	Cropping 2018	2017	2016	Entitlements
<b>Lot 1 (Edged in Red)</b>							
SK 8447	5967	21.10	52.14	Winter Barley Game Cover	Winter Wheat Game Cover	Spring Beans Game Cover	
SK 8847	4612	24.90	61.53	Spring Beans T. Grass	Winter Wheat T. Grass	Winter Oilseed Rape	
SK 8847	9528	12.64	31.23	Spring Beans Game Cover	Winter Wheat Game Cover	Winter Oilseed Rape Game Cover	
SK 8847	9964	10.86	26.84	Winter Wheat	Spring Beans	Winter Wheat	
SK 8847	8045	0.76	1.88	Hardstanding	Hardstanding	Hardstanding	
SK 8947	1650	0.35	0.86	Wood	Wood	Wood	
SK 8947	2826	20.20	49.91	Winter Wheat Game Cover	Winter Oilseed Rape Game Cover	Winter Barley Game Cover	
SK 8947	5338	9.69	23.94	Winter Oilseed Rape Game Cover	Winter Barley Game Cover	Winter Wheat Game Cover	
SK 8947	7730	10.07	24.88	Winter Barley	Winter Wheat	Spring Beans	
SK 8947	6802	5.62	13.89	Winter Barley	Winter Wheat	Spring Beans	
SK 8947	8655	5.50	13.59	Winter Barley	Winter Wheat	Spring Beans	
SK 8947	9343	0.43	1.06	Yard	Yard	Yard	
SK 8947	5314	Est. 0.14	Est. 0.35	Scrub	Scrub	Scrub	
SK 8847	9886	0.57	1.40	Wood	Wood	Wood	
		<b>122.83</b>	<b>303.50</b>				<b>120.36</b>
<b>Lot 2 (Edged in Blue)</b>							
SK 9047	2772	15.29	37.78	Winter Wheat	Spring Beans	Winter Wheat	
SK 9047	5575	6.20	15.32	Winter Wheat	Winter Oilseed Rape	Spring Barley	
SK 9047	5549	10.79	26.66	Winter Wheat Game Cover	Winter Oilseed Rape Game Cover	Spring Barley Game Cover	
SK 9047	1543	0.97	2.40	P. Grass	P. Grass	P. Grass	
SK 9047	0545	0.15	0.38	Wood	Wood	Wood	
SK 9047	4030	Est. 0.35	Est. 0.86	Building & Yard	Building & Yard	Building & Yard	
		<b>33.75</b>	<b>83.40</b>				<b>33.06</b>
<b>Lot 3 (Edged in Green)</b>							
SK 9047	1023	13.30	32.86	Winter Wheat	Spring Beans	Winter Wheat	
SK 9046	0595	8.66	21.40	Winter Oilseed Rape	Winter Barley	Winter Wheat Game Cover	
SK 9046	4195	11.58	28.61	Winter Oilseed Rape Game Cover	Winter Barley Game Cover	Winter Wheat	
SK9047	3018	0.08	0.20	Scrub	Scrub	Scrub	
SK 9047	4824	5.37	13.27	Winter Oilseed Rape	Winter Barley	Winter Wheat	
		<b>38.99</b>	<b>96.34</b>				<b>38.35</b>

### **Mid-Tier Countryside Stewardship Scheme**

The farms are entered in a Mid-tier Countryside Stewardship Scheme with effect from 1<sup>st</sup> January 2017 and produces an annual income of £2,809.88 per annum.

The purchasers are to take over the agreements.

### **Drainage Charges and Drainage Rates**

The Upper Witham Internal Drainage Board levy a drainage charge of £407.97 for the period from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019.

The Environment Agency levy a general drainage charge in the sum of £375.54 for the period from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019.

### **Public Rights of Way**

The farms are sold subject to all existing rights including any rights of way whether public or private, light, support, drainage, water and electricity supplies and all of the rights and obligations, easements, quasi easements and any other wayleaves whether it is referred to or not in these particulars.

The rights the vendor is aware of are:

A restricted byway that runs along the northern boundary of Lot 1.

### **Easements**

National Grid easement for a gas pipeline that runs through the southern part of Lot 1 through fields 4612, 2826 and 6802. The pipeline then runs through Lot 3 through fields 0595 and 4195.

### **Wayleaves**

The farm is crossed by overhead power lines and an underground line. On completion the agreements will be apportioned to the new owners.

### **Mineral, Sporting and Timber Rights**

All minerals, sporting and timber rights over the farm where owned will be included in the sale.

### **Land**

#### **Lot 1 - 122.83 ha. (303.50 acres) (Edged in Red)**

Level, well drained and in addition to growing cereals has in the past grown sugar beet and potatoes. It comprises eight fields of a convenient size and shape for modern agricultural practices ranging in size from 5.50 ha. (13.59 acres) to 24.90 ha. (61.53 acres), there is access to a farm track that forms the northern boundary and the highway that forms the eastern boundary.

Land parcel 9344 is the site of a former Highways Depot that has been used by the vendor as a hardstanding for the storage and loading of sugar beet.

#### **Lot 2 - 33.75 ha. (83.40 acres) (Edged in Blue)**

Comprises three arable fields ranging in size from 6.20 ha. (15.32 acres) to 15.29 ha. (37.78 acres), together with a paddock of 0.97 ha. (2.40 acres). This Lot also contains the substantial farm building referred to earlier in these details.

There is road frontage on all three sides.

#### **Lot 3 - 38.99 ha. (96.34 acres) (Edged in Green)**

Comprises four productive arable fields ranging in size from 5.37 ha. (13.27 acres) to 13.30 ha. (32.86 acres) with the benefit of road frontage on the northern and western boundaries.

### **Tenantright and Growing Crops**

If the vendor has established any growing crops in the autumn of 2018 then they will be taken to by the purchaser at the cost of seeds, fertilisers and sprays that have been applied to the growing crop, together with costs of establishing those crops.

Growing crops taken to after 6<sup>th</sup> April 2019 will be valued at their market value.

Note that VAT will be chargeable in addition.

No allowance will be made for any dilapidations.

### **Nitrate Vulnerable Zone**

The farms lie within a Nitrate Vulnerable Zone and are subject to the restrictions that apply thereto.

### **Holdover**

The vendor reserves the right to store his 2018 harvest in the farm building until the 31<sup>st</sup> July 2019. The vendor will be responsible for the electricity used.

### **Plans and Schedules**

The plans and Schedules attached to these sale particulars are based on the Rural Land Registry plans dated 26<sup>th</sup> January 2015 and are produced in good faith. Land parcels SK 8947 9343, SK 9047 4030, SK 8847 9886, SK 8947 5314 and SK 9047 0545 are additions to the Rural Land Registry plans. The plans are for illustrative purposes only and their accuracy is not guaranteed.

### **TUPE**

There will be **no** staff to transfer under the Transfer of Undertakings (Protection of Employment Regulations 2006).

### **Particulars Disclaimer**

These particulars whilst believed to be accurate are set out as a general outline only and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has any authority to make or give representation or warranty in respect of the property.

### **Viewing**

Any individuals in possession of a set of the sale particulars may view the land at any reasonable time of day.

Those who view the land do so entirely at their own risk and should be fully aware that this is a working farm with the associated machinery, together with the fact that crops will have been fertilised and sprayed.

### **VAT**

Should the sale of the whole or any part of the property be regarded as a chargeable supply for the purpose of VAT and such tax will become payable by the purchaser in addition to the sale price.

### **Vendors Solicitor**

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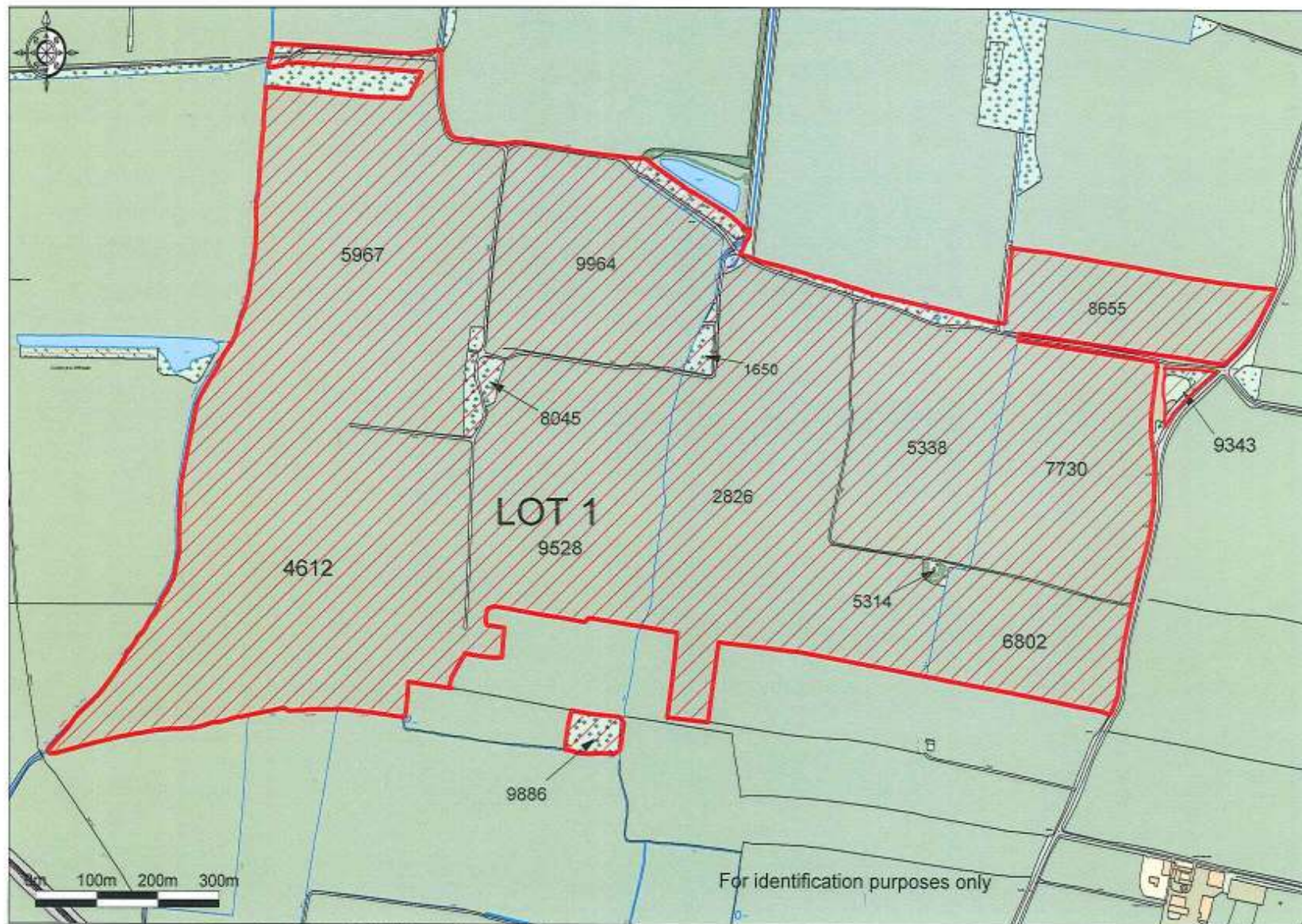
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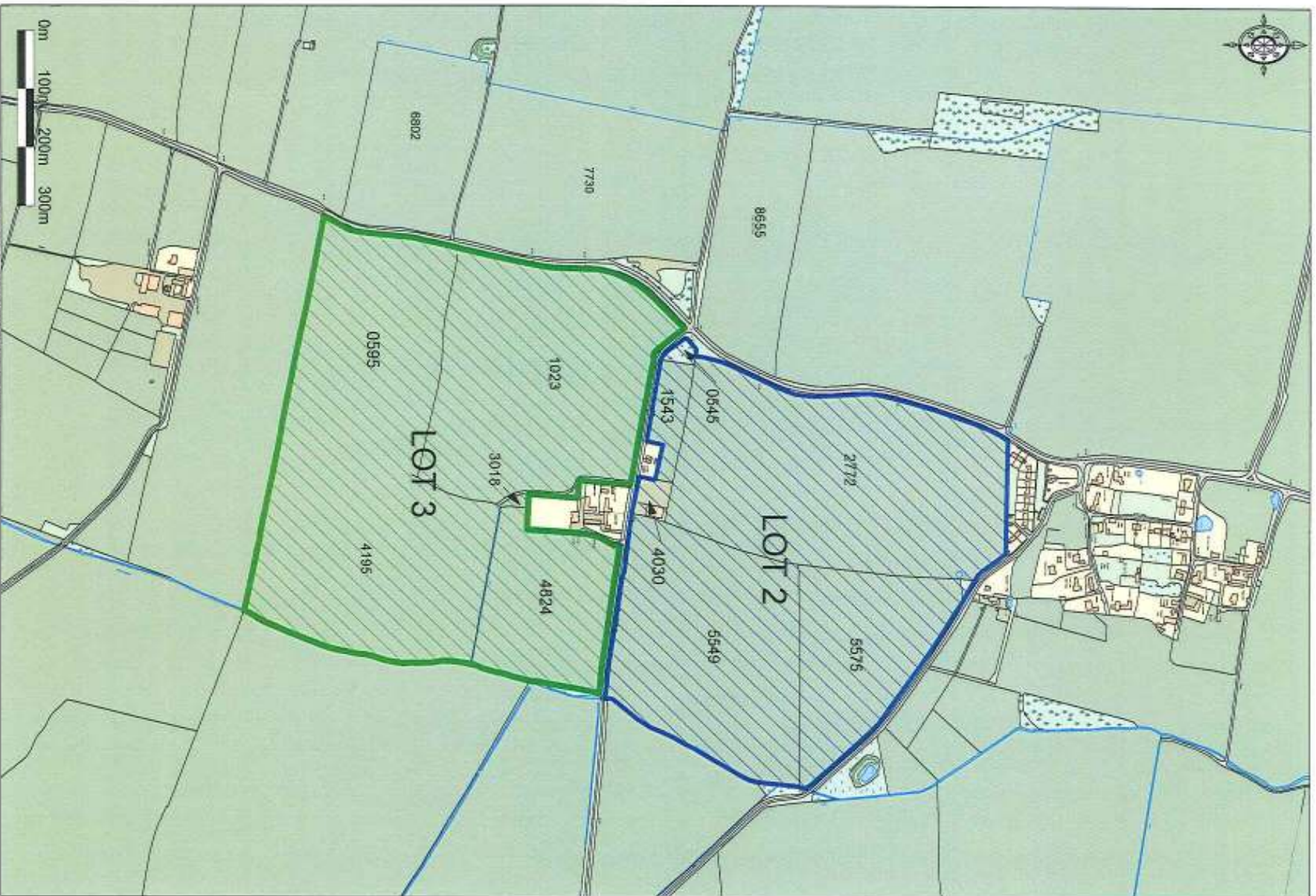
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Temple Hill Farm &  
Hough Grange Farm.



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