



57.90 Acres - Pt. Willow Farm, North Drove

Martin Dales | Woodhall Spa | LN10 6XN

Guide Price £495,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

57.90 Acres - Pt. Willow Farm

North Drove | Martin Dales
Woodhall Spa | Lincolnshire | LN10 6XN

Guide Price £495,000

Three productive arable fields fronting on to North Drove, Martin Dales. The Land is classified as Grade II. It is offered for sale as a whole by Private Treaty.

- Arable Land in 3 Parcels
- Close proximity to Woodhall Spa
- Valuable Block
- Classified Grade II
- Direct Highway Access
- Rarely available

Location

Situated on the Fen between Martin (2 miles west) and Woodhall Spa (3 miles east), and lying close to the River Witham.



Description

A useful block of valuable arable land classified as Grade II by reference to the Land Classification map for the region (East Midlands ALC005).

Landis Soilscales refer to the land as loamy and sandy soils with a peaty surface. Soils are mostly drained. The land is considered suitable for growing cereals, roots, potatoes and field vegetables.

Drainage

The land has been drained to open ditches as necessary.

Access

Benefitting from extensive highway frontage and being about 1.3 miles from the B1191 (Martin South Drove).

Services

There are no services connected to the land.

Rural Payments/Subsidy Schemes

There are no Entitlements included in the sale. Any delinked payments will be retained by the Seller.

The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility of formulating their own scheme.

Outgoings

Drainage charges are payable to Witham First District Internal Drainage Board in the sum of £1360.47 for the period to March 2025.

Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Title

The land is registered and forms part of Title LL112161.

Plans & Areas

These have been prepared as carefully as possible, They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Tenure

The Freehold is being offered with Vacant Possession on completion.

Holdover/Early Entry

Possession is subject to holdover at no additional charge (where applicable). Early Entry may be available by prior agreement.

Tenantright & Dilapidations

Where the sale gives rise to a claim for tenantright, successful purchaser(s) will be required to pay for any seeds, fertiliser, cultivations, sprays and acts of husbandry relating to any growing crops on the land based on CAAV costings and actual costs. Dilapidations are not allowed.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

VAT

It is understood that none of the land is elected for VAT.

Method of Sale

The land is available for sale by Private Treaty.

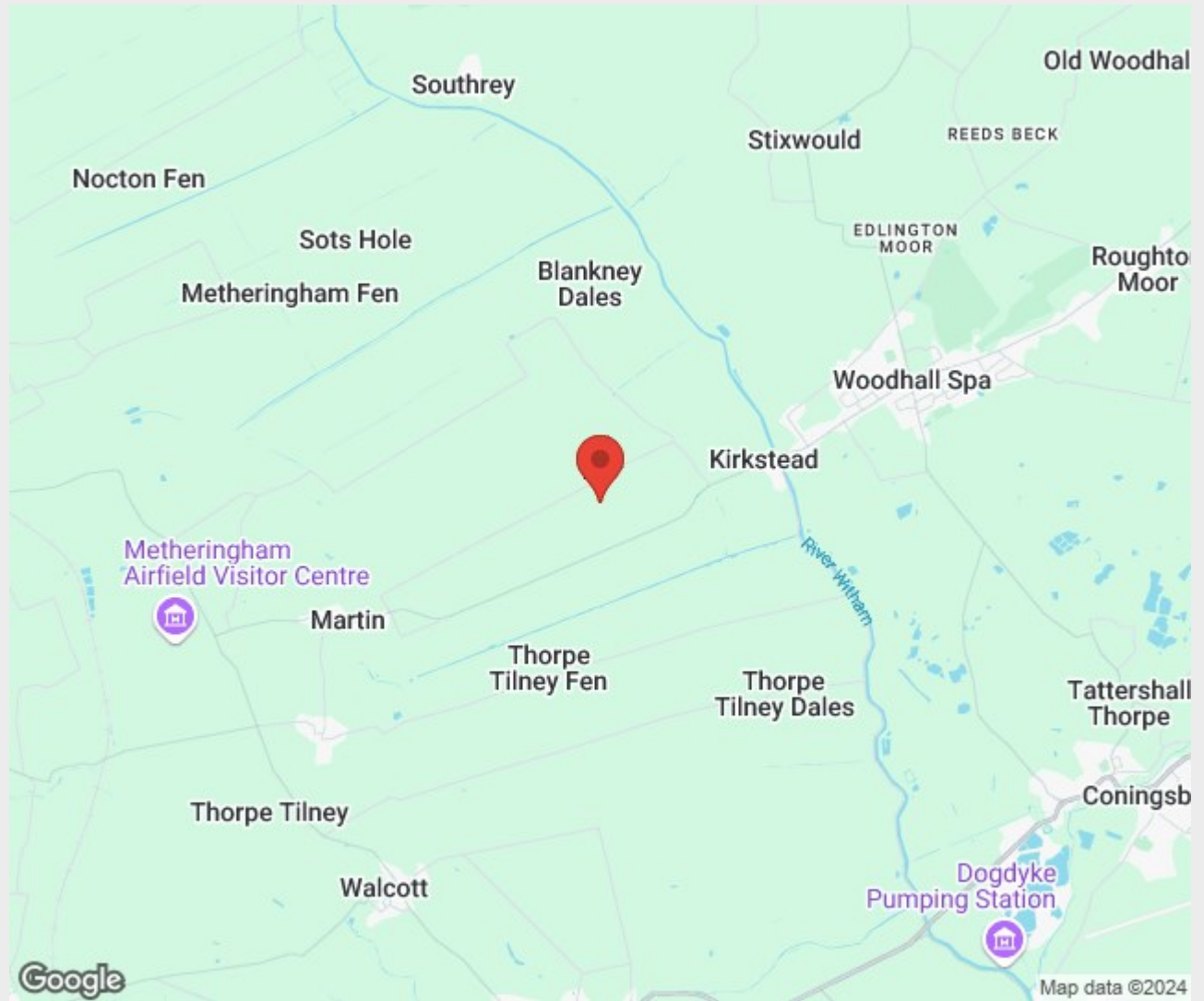
Viewing

Interested parties are permitted to view the land on foot during daylight hours subject to having a copy of these particulars to hand.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

OS Sheet No.	NG No.	Description	Area (Ha)	Area (Ac)	Back Cropping				
					2024	2023	2022	2021	2020
TF1561	0830	Arable	5.75	14.21	Beans	Wheat	Wheat	OSR	Barley
TF1561	1736	Arable	3.55	8.77	Barley	Wheat	OSR	Barley	Beans
TF1561	3445	Arable	6.84	16.91	Wheat	Wheat	OSR	Barley	Wheat
TF1561	4951	Arable	7.29	18.01	Wheat	Wheat	OSR	Barley	Wheat
TOTAL			23.43	57.90					



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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.