



Railway Farm
Dorrington and Ruskington, Sleaford

Will Barker
& Co

BROWN & CO JH Walter



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Railway Farm

Dorrington and Ruskington, Sleaford, LN4 3QB

69.53 hectares (171.82 acres) of valuable farmland

For sale as a whole or in any combination of three lots

By private treaty

Guide Price for the whole: £1,360,000

Introduction

Brown&CoJHWalter and Will Barker & Co Limited are delighted to be jointly instructed on the sale of Railway Farm.

Railway Farm offers opportunity to purchase a substantial block of Lincolnshire farmland located between the villages of Dorrington and Ruskington. There may be opportunities (subject to planning) for alternative uses on parts of the land particularly on those parts fronting either of the Fen Roads.

The total area of the farm is 69.53 hectares (171.82 acres).

Location

Railway Farm is located around 6 miles north of the town of Sleaford and around 4 miles from both the A15 and the A17 providing excellent connectivity to other parts of the County.

The land is located to the east of the villages of Ruskington and Dorrington, lying to the south of Fen Road, Dorrington and to the north of Fen Road, Ruskington. The land is situated to the immediate east of the Sleaford to Lincoln railway line.

Method of Sale

Railway Farm is offered for sale by private treaty, as a whole, or in any combination of the three lots. The Seller reserves the right to conclude the sale with best and final offers or a private auction. The farm is available with vacant possession on completion with the exception of any holdover as stated in these sale particulars.

Lot 1 – 42.91 hectares (106.03 acres) of Arable Farmland

Guide Price: £820,000

Lot 1 is shown coloured blue on the lotting plan.

The block of bare arable land is made up of a number of fields separated by ditches. A track runs through the centre of this lot providing internal access into Lot 2. The railway line lies to the west of this lot.

A public footpath crosses diagonally over the south eastern tip of field 2311 and then crosses the land again diagonally over the south eastern tip of field 4549.

The land is accessed from the north, off Fen Road, Dorrington. This access is along a track to the east of the poultry unit over which there is a right of way for access.

Lot 2 – 24.64 hectares (60.89 acres) of Arable Farmland

Guide Price: £470,000

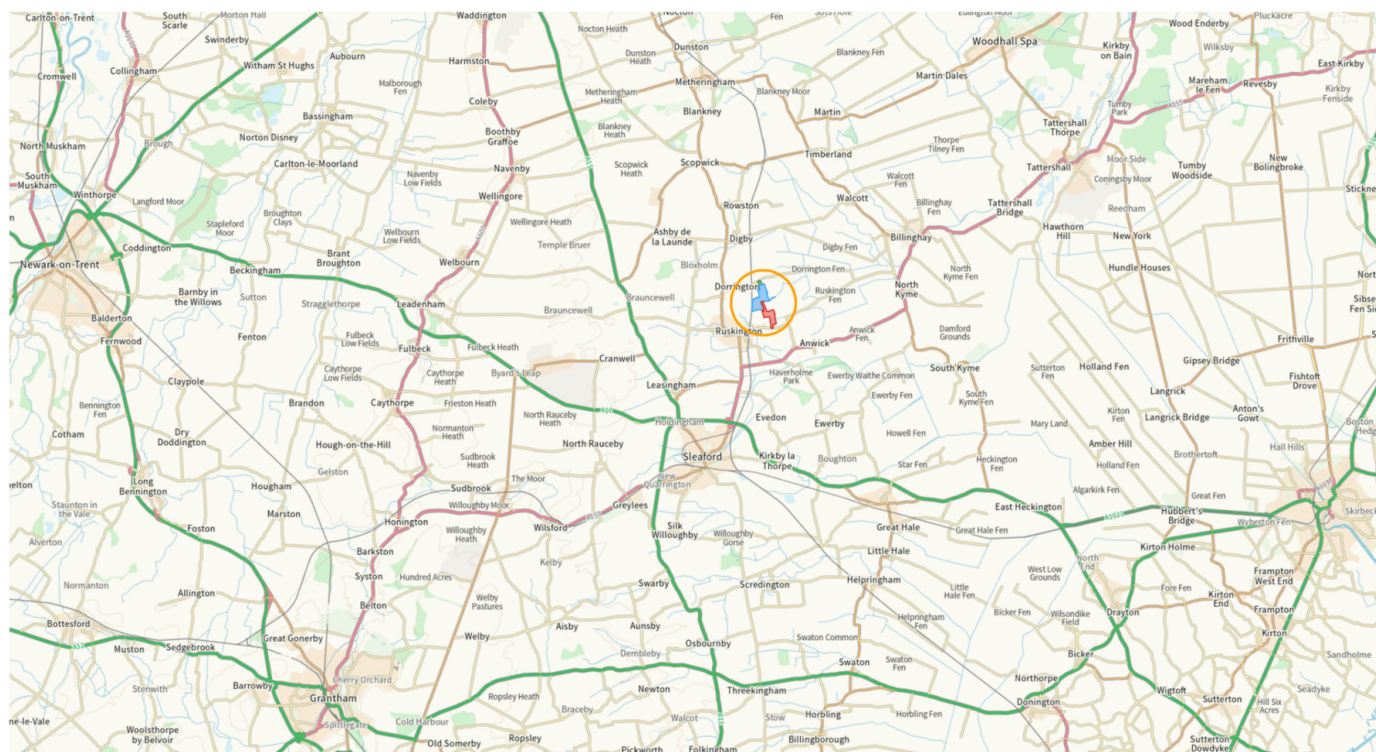
Lot 2 is shown coloured red on the lotting plan.

The block of bare arable land is made up of a number of fields separated by ditches. The track which runs through Lot 1 spurs east to allow access to the northern fields of Lot 2.

Fields 6938 and 7947 are subject to an overage placed on the sale of the land in 2011, further details on this overage are within these particulars.

A public footpath crosses diagonally over the north western tip of field 3978 and then crosses the land again over the southern part of field 3710.

The land is accessed from the south off Fen Road, Ruskington over the restricted public byway.



Lot 3 - 1.98 hectares (4.90 acres) Paddock

Guide Price: £70,000

Lot 3 is shown coloured green on the lotting plan.

This is a roadside field fronting Fen Road, Dorrington. The field is currently in arable cultivation but has potential to be laid to grass and used as a paddock for equine or any amenity use (subject to planning). The field is accessed off Fen Road, Dorrington off the track which spurs off to the south of the poultry site. There was a gateway directly off the road which could be reinstated.

Tenure and Occupation

The property is registered under Land Registry Title numbers LL252367, LL252387, LL252379, LL252359, LL252375 and LL271974. Insofar as we are aware, the mineral, timber, and sporting rights are all included with the freehold.

The land has been farmed in hand by the Seller for the period of ownership. There will be no claim for tenant right and no counter claim shall be allowed.

Holdover

Holdover may be required on completion for any land with any crops remaining to be harvested or needing to be baled and cleared. The extent of the holdover will be dependent on the timings of completion and can be accurately defined prior to completion.

Rights of Way

There is a public footpath which crosses over part of Lot 1 and Lot 2. The footpath comes from the west under the railway and crosses diagonally across the southern point of Lot 1 and the northern part of Lot 2 and then continues north and crosses over the eastern part of Lot 1.

Dependent on how the farm is sold, there may be a requirement for right of way to be granted to individual lots.

A plan showing the public rights of way is available through the data room on request to the Seller's Agents.

Existing Overage

Fields 6938 and 7947 in Lot 2 are subject to an overage which was put in place on the purchase of the land in 2011. These two fields are sold subject to this overage, the 'Existing Overage'.

The Existing Overage was for a period of 25 years from the date of completion (18th October 2011) and applied to the grant of any planning permission for either residential or commercial uses on these two fields. The overage payable is based on 25% of any uplift in value and is to be paid on the sale of the land with the benefit of a consent or on the implementation of planning permission.

This overage becomes obsolete on 18th October 2036, however shall be enforceable up until that date to benefit the original Seller.

New Overage for Residential or Commercial Development

In addition to the Existing Overage the Seller intends to add an extension on the same two fields and the same terms for a further period of 14 years once the Existing Overage ends on 18th October 2036. This extension will be to benefit the Seller and will expire on 18th October 2050. This will cover any residential or commercial uses, but will not capture any agricultural (including poultry) or equestrian uses.

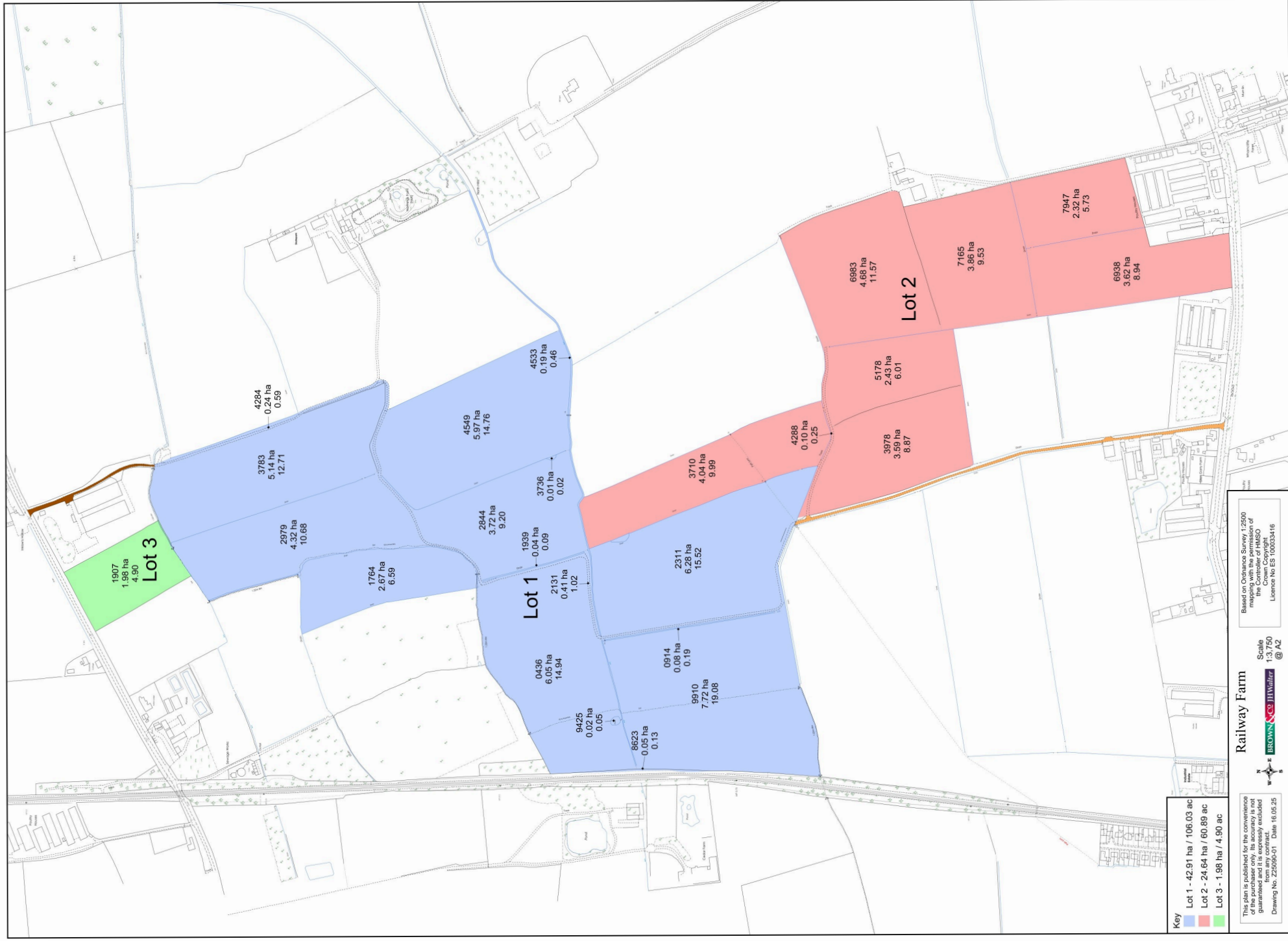
New Overage for Energy or Environmental Development

There will be an overage placed on all Lots which will be triggered by the following activities;

- Energy generation (keeping a wide definition to incorporate any new/future/emerging technologies)
- Energy storage
- Any natural capital/environmental use of the land under the Environment Act 2021

Where the overage is triggered, it shall be within a period of 30 years from the date of completion of the sale and quantified as 30% of the uplift in value over existing use value to the new use value. In the case of a renewable lease or contract, it shall be 30% of the uplift in value from an agricultural income to a renewable income assessed at the commencement of the lease/contract for the term and payable in annual instalments for the term of the lease/contract.





Wayleaves and Easements

The land is sold subject to and with the benefit of all existing easements, quasi-easements and all wayleaves whether referred to or not in these sale particulars.

Land and Soils

The fields are generally of good sizes and shapes, ideal for efficient commercial farming. The land is classified as Grade 3 on Natural England’s Provisional Agricultural Land Classification. The soils are shown on the 1:250,000 Soil Map of England and Wales as being of the Wickham 2 and Beccles 3 soil associations. The Wickham 2 soils are described as slowly permeable fine loamy or silty over clayey soils. The Beccles 3 soils are described as slowly permeable fine loamy over clayey soils.

Cropping

The land has been farmed in hand with a range of combinable cropping over the years. In recent years the land has been drilled with options as part of the environmental schemes on the land. The soils suit cereal cropping and grassland. The back cropping to 2011 is available from the Seller’s Agents.

Drainage

Most of the land is underdrained through various schemes. All of Lot 1 and Lot 3 are drained and parts of Lot 2 are drained. The original drainage plans can be made available through the data room on request to the Seller’s Agents.

Delinked Payments

The agricultural land has been included in claims for the Basic Payment Scheme in the past. The delinked payments will be retained by the Seller and are not included in the freehold sale.

Outgoings

A general drainage charge is payable to the Environment Agency in relation to the agricultural land which in 2024/25 was £195.07 per annum. Previous investigations show that the land is located in a parish which may be liable for chancel repair, although there is no knowledge of any liability during the period of ownership.

Parcel Number	2025	2024	2023	2022	2021	2020	2019
1907	SFI	Spring Wheat	Winter Wheat	Winter Wheat	Fallow	Fallow	Oilseed Rape
1764	SFI	Spring Wheat	Winter Wheat	Winter Wheat	Fallow	Spring Wheat	Oilseed Rape
2979	Winter Wheat	Spring Wheat	Winter Wheat	Winter Wheat	Fallow	Spring Wheat	Oilseed Rape
3783	Winter Wheat	Spring Wheat	Winter Wheat	Winter Wheat	Fallow	Spring Wheat	Oilseed Rape
0436	Mid -Tier	Mid -Tier	Winter Wheat	Winter Wheat	Spring Wheat	Spring Wheat	Oilseed Rape
2844	Mid -Tier	Mid -Tier	Winter Wheat	Winter Wheat	Spring Wheat	Spring Wheat	Oilseed Rape
4549	Mid -Tier	Mid -Tier	Winter Wheat	Winter Wheat	Spring Wheat	Spring Wheat	Oilseed Rape
9910	Mid -Tier	Mid -Tier	Winter Wheat	Winter Wheat	Spring Wheat	Spring Wheat	Oilseed Rape
2311	Mid -Tier	Mid -Tier	Winter Wheat	Winter Wheat	Spring Wheat	Spring Wheat	Oilseed Rape
3710	Mid -Tier	Mid -Tier	Winter Wheat	Winter Wheat	Spring Wheat	Spring Wheat	Oilseed Rape
3978	Winter Wheat	Spring Wheat	Winter Wheat	Winter Wheat	Spring Wheat	Spring Wheat	Oilseed Rape
5178	SFI	Spring Wheat	Winter Wheat	Winter Wheat	Spring Wheat	Spring Wheat	Oilseed Rape
6983	Winter Wheat	Spring Wheat	Winter Wheat	Winter Wheat	Fallow	Spring Wheat	Oilseed Rape
7165	Winter Wheat	Spring Wheat	Winter Wheat	Winter Wheat	Fallow	Fallow	Oilseed Rape
6938	SFI	Spring Wheat	Winter Wheat	Winter Wheat	Fallow	Fallow	Oilseed Rape
7947	SFI	Spring Wheat	Winter Wheat	Winter Wheat	Fallow	Fallow	Oilseed Rape

Environmental Schemes

The land is entered into a Mid-Tier Countryside Stewardship Scheme and a Sustainable Farming Incentive agreement. The Buyer(s) may request the Seller transfers the schemes into their Single Business Identifier (SBI) or it is possible for both schemes to be terminated by the Seller if required. The Mid-Tier Countryside Stewardship runs for 5 years from 1st January 2022 to 31st December 2026. The options are a mixture of parcel based and rotational options. The income from this scheme as stated in the agreement for this scheme year is in the region of £32,000 per annum for rotational options (based on full compliance with the scheme options). We understand that claims have already been made for the capital items in the scheme. The Sustainable Farming Incentive agreement commenced on 1st May 2024 and runs to 30th April 2027. The actions are a mixture of rotational actions and management plans. The income from this scheme as stated in the agreement for this scheme year is in the region of £45,000 per annum (based on full compliance with the scheme options). The current agreements can be made available through the data room on request to the Seller’s Agents.

Local Planning Authority

North Kesteven District Council, District Council Offices, Kesteven Street, Sleaford, Lincolnshire, NG34 7EF | 01529 414155

Data Room

Access to view the data room can be given on request to the Seller's Agents.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the sale price.

Anti-Money Laundering Regulations

In accordance with the most recent Anti Money Laundering Legislation, the Buyer will be required to provide proof of identity and address to the Seller’s Agents once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Disputes

Should any disputes arise as to the boundaries or any matters relating to the particulars of sale, schedule, or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller’s Agents.

Boundaries

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller’s Agents, will be responsible for defining the boundaries nor their ownership.

Plans and Areas

These have been prepared as carefully as possible. The plans and photographs within these particulars are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

Directions

From the village of Dorrington, head east out of the centre of the village along Main Street for approximately 0.9 miles, Lot 3 is on the right. Lot 1 can be accessed along the track to the east of the poultry unit adjacent to Lot 3. Along this track access to Lot 2 can be taken. Alternatively from Ruskington village, heading east after approximately 1 mile there is a track next to the poultry farm which enables access to Lot 2.

The what3words references for the access tracks are below:

Access in from the north - [///adapt.gathers.chose](#)

Access in from the south - [///wedding.resort.fluffed](#)

Viewings

The land may be viewed at any time during daylight hours, on foot and with a copy of these sale particulars to hand.

Health and Safety

Railway Farm is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Seller's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Seller's Joint Agents

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