



Land at Stone House Farm
Branston Booths, Lincoln

BROWN & CO JH Walter





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Branston Booths, Lincoln, LN4 1JB

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Land at Stone House Farm, Branston Booths, Lincoln, LN4 1JB

31.87 hectares (78.73 acres) of land

**For sale by private treaty as a whole or
in any combination of four lots**

Guide Price for the whole: £625,000

Location

The land is located around 6.6 miles east of central Lincoln and to the west of the villages of Heighington and Branston. The land sits in gently rolling countryside between 6m to 25m above sea level.

Method of Sale

The land is offered for sale by private treaty as a whole or in any combination of lots. The Seller reserves the right to conclude the sale with best and final offers or a private auction. The land is available with vacant possession upon completion.

Lot A – 10.66 hectares (26.34 acres) of arable land

Guide Price: £200,000 (£7,593 per acre)

A single field accessed from the south off Moor Lane.

The soils are described as Aswarby which are described as loamy soils over limestone. These soils are suited to cereals, sugar beet and some potatoes.

Lot B – 9.45 hectares (23.34 acres) of arable land

Guide Price: £180,000 (£7,712 per acre)

A field accessed off Brinkle Spring Lane which adjoins equestrian property to the north.

The soils are described as Blackwood which are described as sandy and coarse loamy soils and Aswarby which are described as loamy soils over limestone. These soils are suited to cereals, sugar beet and some potatoes.

Lot C – 7.70 hectares (19.03 acres) of arable land and woodland

Guide Price: £150,000 (£7,882 per acre)

A field of arable land and a parcel of woodland situated next to Pottergate Golf Club and accessed off Moor Lane.

There is an overage on this Lot for any residential or holiday accommodation, which is further detailed in the overage section of these particulars.

The soils are described as Beccles 1 which are described as fine loamy over clayey soils. These soils are suited to cereals, grassland and some potatoes.

Lot D – 4.29 hectares (10.60 acres) of arable land/potential paddock

Guide Price: £95,000 (£9,481 per acre)

A roadside field accessed off Moor Lane currently in arable rotation but could suit reseeded to create an easily accessible paddock for equestrian or amenity use.

The soils are described as Aswarby which are described as loamy soils over limestone. These soils are suited to cereals, sugar beet and some potatoes.

The western boundary of the field is not marked on the ground but will be defined prior to completion.

Tenure

The land is registered under Land Registry title numbers LL240070, LL240071 and LL165688. Insofar as we are aware the mineral, timber, and sporting rights are all included with the freehold.

The land has been contract farmed and will be sold with vacant possession on completion, subject to any holdover and other rights as mentioned within these particulars.

Holdover

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

Rights of Way

We are not aware of any public or permissive rights of way.

Overage

An overage will be placed on Lot C which will be triggered by any residential or holiday accommodation. The overage will be calculated as 30% of the uplift in value. This will be calculated as the uplift from the planning consent at the time of disposal or on implementation of such planning, for a period of 30 years from the date of completion.

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.

Cropping

The land has been farmed in an arable rotation of predominantly cereal and oilseed crops.

Land and Soils

The fields are practical sizes and shapes and have been commercially farmed. The land is classified as Grade 3 on Natural England's Provisional Agricultural Land Classification maps.

The soils are a combination of soil associations including Blackwood, Beccles 1 and Aswarby. These soils are predominantly loamy over clay or limestone with some variation in subsoils. The soil associations are identified from the 1:250,000 Soil Map of England and Wales.

Environmental Schemes

There are not any environmental schemes in place on the land that would be available to be transferred to the Buyer.

Delinked Payments

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

Outgoings

A general drainage charge is payable to the Environment Agency.

Parts of Lot B and D are within the Witham First District Internal Drainage Board.



Retained Land

There is approximately 200 acres of bare arable land available for sale by separate negotiation at Branston and Heighington Fen. Please contact the Seller’s Agent for further details of the Seller’s retained land.

Heritage

There are various Roman, Medieval, Bronze Age and Neolithic remains and finds located on parts of the land as identified on the Lincolnshire Heritage Explorer Map. We are not aware of any statutory designations of these monuments.

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 Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Boundaries

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller’s Agent, 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.

Local Planning Authority

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



Back Cropping		2025	2024	2023	2022	2021
Lot A						
Bungalow	8865	Triticale	Spring Oats	Rye	Winter Wheat	Linseed
Lot B						
Adder Dyke	1131	Winter Wheat	Poppies	Winter Wheat	Oilseed Rape	Winter Wheat
Lot C						
Golf Course	2788	Triticale	Spring Oats	Rye	Winter Wheat	Linseed
Lot D						
Jungly	4268	Sugar Beet	Poppies	Winter Wheat	Oilseed Rape	Winter Wheat

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 Agent.

Viewings

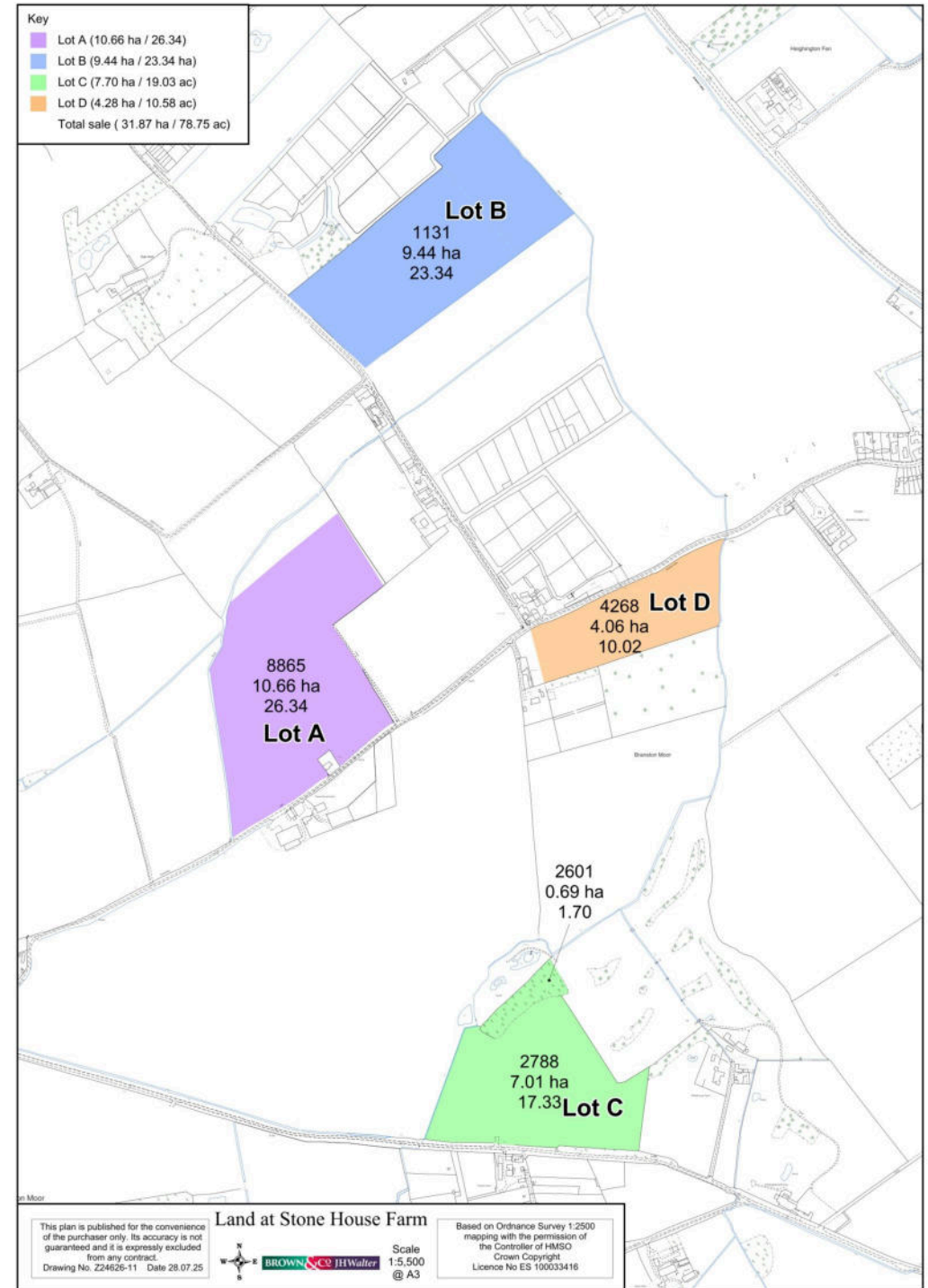
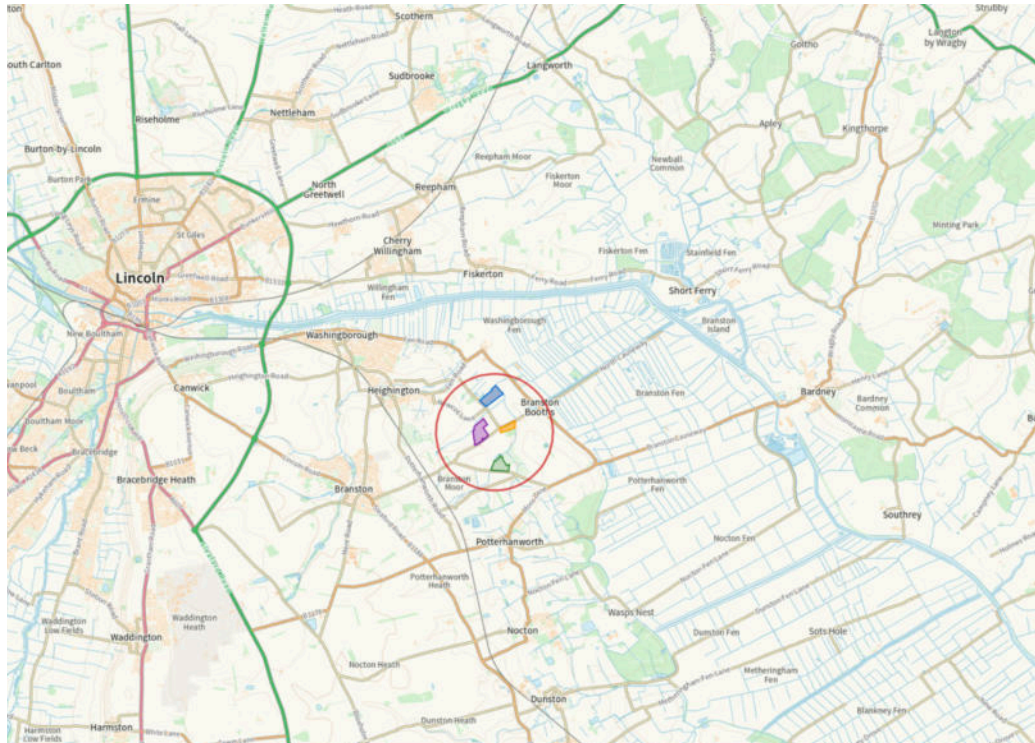
Viewings of the land can be at any time during daylight hours, on foot and with a copy of these particulars to hand.

Directions

From Branston village, head east on Moor Lane towards Branston Booths. After about 1.2 miles continue at the junction for a further 0.5 miles and Lot C is on the left. The other lots are accessed by turning left at that junction to continue on Moor Lane with Lot A on the left hand side of the road after about 0.4 miles. At the turning for Acre Dyke Lane, Lot D will be on the right. Turn left down the lane to access Lot B.

Health and Safety

The land forms part of a working farm and appropriate care should be taken when viewing the land. Neither the Seller nor the Seller's Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.





What3Words

The lots can be located at the following what3word locations:

Lot A - [///comforted.trooper.target](#)

Lot B - [///hatter.fittingly.skunks](#)

Lot C - [///satin.cargo.name](#)

Lot D - [///placidly.flank.thick](#)

Postcode

The nearest postcode is LN4 1JB.

Seller's Agent

Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH

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Property and Business Consultants