



1,004 acres of land and buildings at Sotby, Lincolnshire
Sotby Farm, Sotby, Wragby, Lincolnshire

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Sotby Farm, Sotby, Wragby, Lincolnshire

Wragby – 5.5 miles

Louth – 10 miles

Lincoln – 17 miles

- **productive and versatile grade 2 and 3 arable and root cropping land**
- **approximately 1,800 tonnes of grain storage and a range of modern buildings**
- **10,000,000 gallons of irrigation**
- **available on a 5 year farm business tenancy in up to 3 lots**
- **in all about 1,004 acres (406 hectares)**

Situation

Sotby House Farm offers a truly rare opportunity to rent a large block of land located east of Wragby around the village of Sotby.

Lotted into 3 blocks of varying size the farm should appeal to local farmers but also those from further afield and may well represent the ideal opportunity for a business from outside the area to get a foothold into Lincolnshire whilst properties for sale are few and far between.

The farm is accessed either directly from the public highway or via a network of internal farm tracks. The land is predominantly Grade 2 although there is some Grade 3 land towards the west of the farm. The soil is described as being in part well drained calcareous sandy soils, in part well drained calcareous coarse and fine loamy soils over chalk, and in part slowly permeable fine silty over clay and clay soil.

Farm Buildings

Located on Lot 3 is a yard to include a number of modern farm buildings currently used for grain storage and general usage. A full schedule is available on request from the agent, however the buildings are believed to have a capacity of approximately 1,100 tonnes of storage. A further 737 tonnes of central grain storage is available at Woldgrain, Hemswell Cliff, under separate negotiation. The capital cost of this will be met by the landlord whilst the annual drying cost of approx' £10-15 per tonne per year will be met by the tenant.



Single Farm Payment

The entire farm is registered for Single Farm Payment and the entitlements are to be transferred for the benefit of the tenant for the duration of the tenancy. On termination, the entitlements or their future equivalent will revert to the landlord or their nominated third party with no compensation payable to the outgoing tenant. If required, the entitlements will be apportioned between the lots.

Environmental Stewardship Scheme

The farm is subject to an Entry Level Stewardship Scheme running until 31st October 2015 producing an annual income of £12,402. The tenant or tenants will be required to enter into the agreement and indemnify the landlord against any non-compliance.

Water Abstraction Licence

The landlord holds a winter fill water extraction licence under serial no. 4/30/7/S76 for approximately 10 million gallons of water stored in reservoirs located on Lot 3. It is proposed that this is transferred to the tenant on Lot 3 in the event that the farm is let in the lots. The licence will be transferred to the tenant subject to EA approval.

Holdover and Early Entry

The landlord will have the right of holdover to use the grain storage for storage of wheat until 31st March 2013, with the cost of electricity and other associated costs to be borne by the landlord. The landlord will also have the rights of holdover in relation to the fields currently cropped with potatoes. Early entry to the land following the harvest of the 2012 crops will be allowed subject to agreement.

Savills Lincoln

Olympic House, Doddington

Road, Lincoln, LN6 3SE

schall@savills.com

01522 508933

Sporting Rights

Sporting rights are excluded from the letting and the landlord will reserve the right to occupy up to 6 acres of game crops each season on a rotating basis. Included in this will be the right to access these areas and the woodlands excluded from the letting. Further details are available on request.

Rights of Way

The farm will be let subject to all existing rights of way, wayleaves, easements and rights of drainage.

VAT

The landlord has not elected to waive exemption to charge VAT so this will not be chargeable on the rent payable.

Transfer of Undertaking for the Protection of Employees (TUPE)

It is believed that there will be no TUPE obligations borne by the incoming tenant, however applicants will be responsible for assessing and meeting their own TUPE liabilities.

Reservations

Landlord reservations including all mineral and timber will apply.

Tenant Right Valuation

No Tenant Right will be payable by the incoming tenant.

A full history of back cropping is available from the vendor's agent upon request; however the farm is suitable for a wide range of arable crops along with vining peas, sugar beet and potatoes.

Drainage

The farm is comprehensively drained where required and a full schedule of drainage plans is available from the letting agent upon request. Drainage rates are paid to the Environment Agency at approximately £1 per acre per annum.

Farm Business Tenancy

The agreement will be for a 5 year term with a rent review at year 3. A standard Farm Business Tenancy agreement with the example heads of terms is available within the information pack.

An emailable information pack is available from Savills upon request. Hard copy versions are available either on inspection at the agent's office or upon receipt of a cheque made payable to Savills (L+P) Limited for £25.

Informal Tender

Interested parties are asked to submit their tenders in a sealed envelope by noon on Wednesday 9th May 2012 to Stephen Hall of Savills, Olympic House, Doddington Road, Lincoln, LN6 3SE.

The envelope should be clearly marked "Land at Sotby FBT Informal Tender". Tenders may be submitted by fax or email, however only by advanced arrangement with the letting agent. Informal tenders should be submitted Subject to Contract along with any other conditions which the offer is made subject to. The landlord reserves the right to not accept the highest or indeed any tender.

Lotting

Lot 1 pink on the attached plan – approx 206.97 acres (83.76 hectares).

Lot 2 blue on the attached plan – approx 318.66 acres (128.96 hectares)

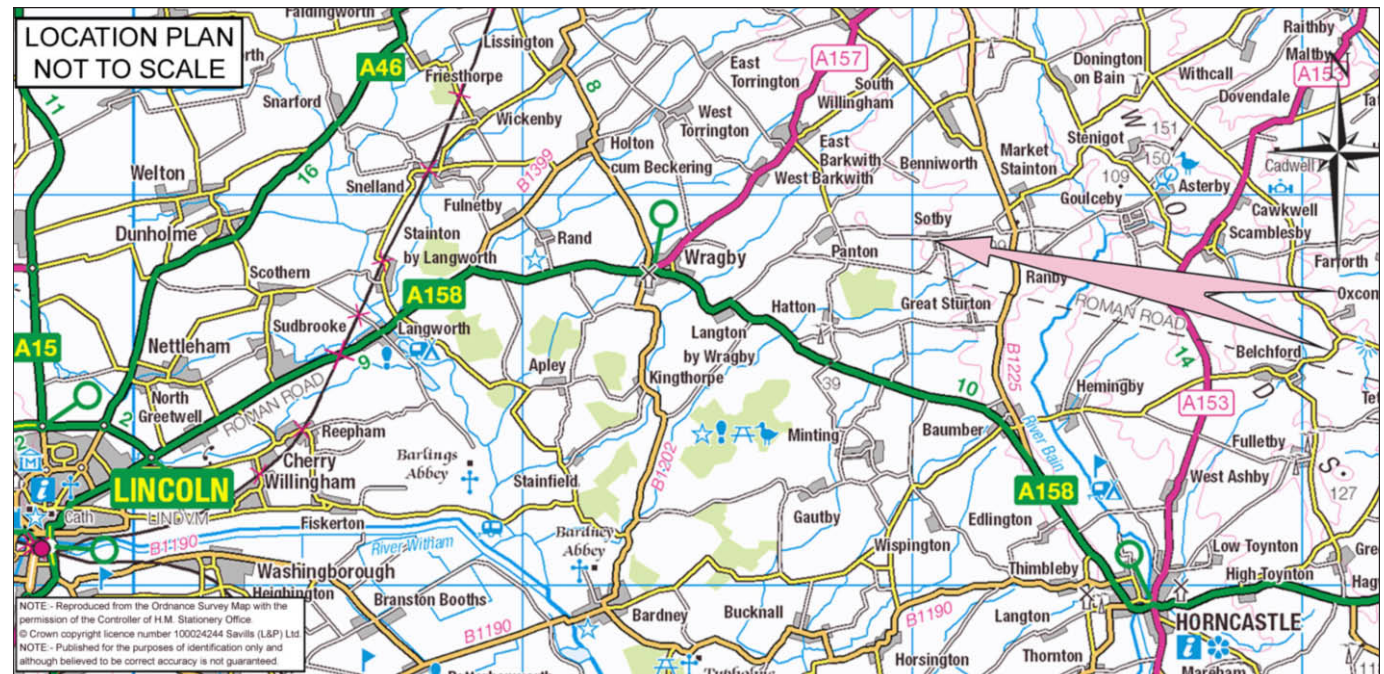
Lot 3 yellow on the attached plan to include the farmyard and 10 million gallons of irrigation - approx 478.26 acres (193.55 hectares).

Viewing Days

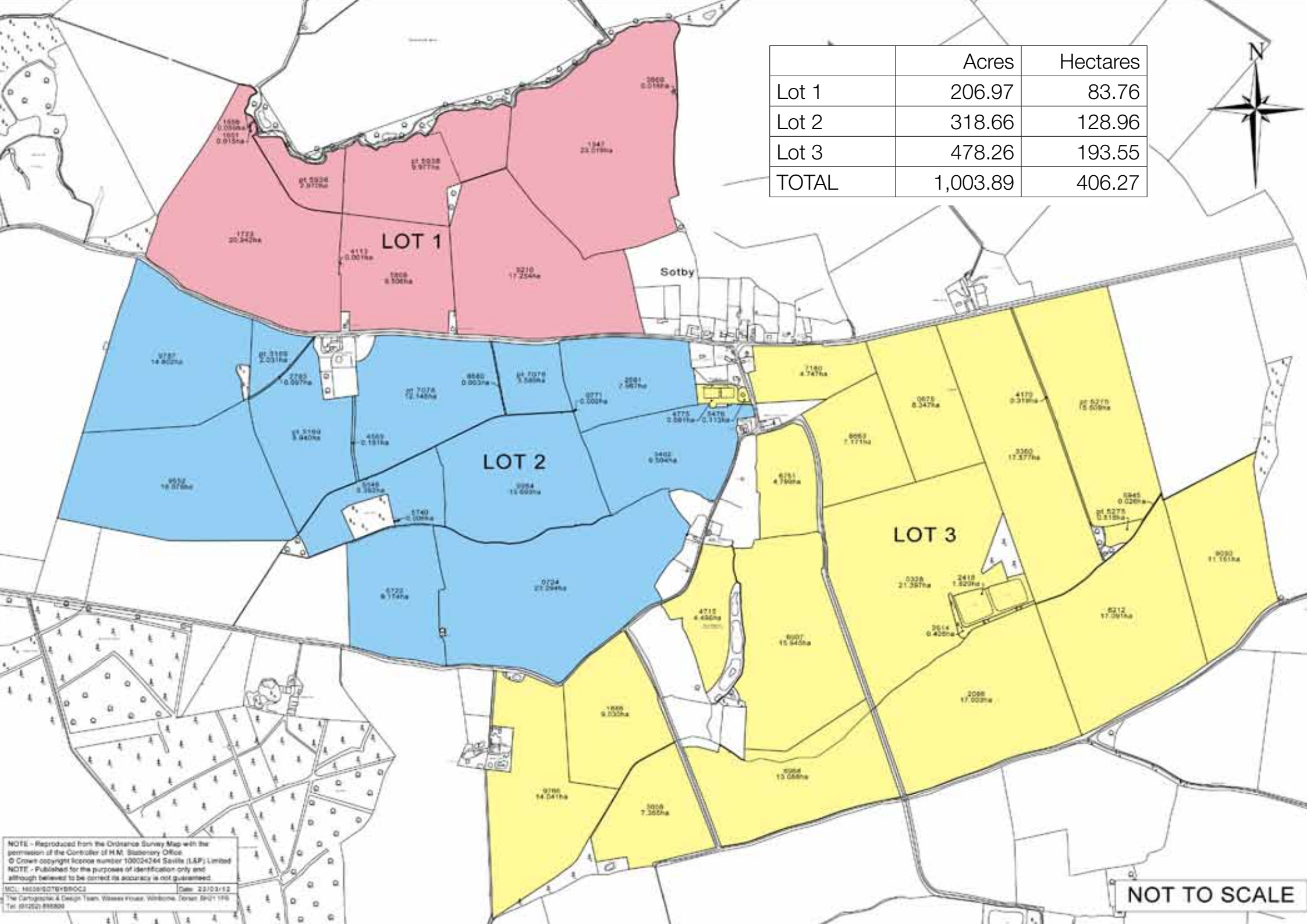
Initial viewing days are planned for 5th, 13th and 16th April and applicants are asked to contact the landlord's agent to arrange for a suitable time to inspect the property. Viewings will be conducted by the landlord, however are strictly by appointment only through the agent- Stephen Hall, 01522 508933, schall@savills.com. Applicants are requested not to contact the landlord directly.

Important notice

Savills, their clients and any joint agents give notice that: **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection



	Acres	Hectares
Lot 1	206.97	83.76
Lot 2	318.66	128.96
Lot 3	478.26	193.55
TOTAL	1,003.89	406.27



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NOT TO SCALE