



# Upphall Farm

Little Carlton, Louth, Lincolnshire, LN11 8HW

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# Upphall Farm

Little Carlton, Louth,  
Lincolnshire, LN11 8HW

Upphall Farm, Little Carlton, is an exceptional, well-positioned agricultural holding comprising productive Grade 3 arable land, a centrally located modern farmyard, and a range of traditional brick barns with development potential (STP). Extending largely within a ring-fenced block with good access and infrastructure, the farm is ideally suited as a quality satellite unit or as a strategic addition to an established farming business.

101.36 hectares (250.45 acres) in total

**FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS**

Guide Price for the Whole £2,200,000



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#### SITUATION

Upphall Farm is located on the east coast of Lincolnshire, close to the villages of Little Carlton, Manby and Grimoldby, which offer a good range of local services and amenities. The market town of Louth lies approximately 5 miles to the west and provides a wider range of facilities.

The property benefits from direct access via Hungry Hill Lane and Little Carlton Road. Further afield, the coastal town of Mablethorpe is located approximately 10 miles to the east, while Grimsby lies around 20 miles to the north. The Cathedral City of Lincoln is situated further to the west.

#### DESCRIPTION

Upphall Farm comprises an attractive and well presented farm arranged as a consolidated unit, with land parcels of good size and regular shape, making them well suited to modern farming practices.

The agricultural land extends to approximately 100.08 hectares (247.29 acres), together with a yard, buildings and access tracks occupying approximately 1.28 hectares (3.16 acres).

The land is classified as Grade 3 on the Agricultural Land Classification Map, with soils falling within the Holderness Soil Series, as identified on the Soil Survey of England and Wales. These soils are typically described as shallow, permeable calcareous fine loamy soils over limestone, in addition to deeper calcareous and slowly permeable fine loamy soils, with some narrow strips of clayey alluvial soils.

The farm has historically been managed within a cereal-based rotation. A full cropping history is available from the seller's agents.

Located at the centre of the holding is a spacious agricultural yard, currently used for storage, offering a range of buildings and potential for alternative uses, subject to the necessary consents.

The property is offered for sale by private treaty, either as a whole or in two lots. The guide price for the whole is £2,200,000.



#### SCHEDULE OF AREAS & CROPPING

LOT NO.	PARCEL NO.	HECTARES	ACRES	DESCRIPTION
1	0007	0.00	0.01	Water
1	0885	18.95	46.82	Arable
1	1870	0.62	1.52	Track
1	2283	0.01	0.02	Water
1	2788	0.26	0.65	Woodland
1	2922	8.98	22.20	Arable
1	3306	0.14	0.34	Track
1	3886	0.53	1.30	Farmyard
1	4281	0.07	0.17	Water
1	4299	3.40	8.40	Arable
1	4565	13.06	32.28	Arable
1	4613	0.03	0.07	Woodland
1	5577	23.63	58.39	Arable
1	5855	0.06	0.15	Water
1	5980	0.02	0.05	Woodland
1	7969	0.03	0.07	Water
1	8445	28.05	69.32	Arable
1	9907	0.02	0.04	Woodland
		97.86	241.80	
2	7799	3.50	8.65	Arable
		3.50	8.65	
Overall Total		101.36	250.45	

**LOT 1 - 97.86 HECTARES (241.80 ACRES)  
OF AGRICULTURAL LAND AND YARD**

**Guide price: £2,125,000**

Lot 1 (as shown shaded pink), being the main farm holding, comprises approximately 96.58 hectares (238.64 acres) of agricultural land. The land is presented in a single block, with the agricultural yard centrally located within it. The farm benefits from direct access via the adjoining public highway which leads onto a privately owned farm drive together with interconnecting field gateways.

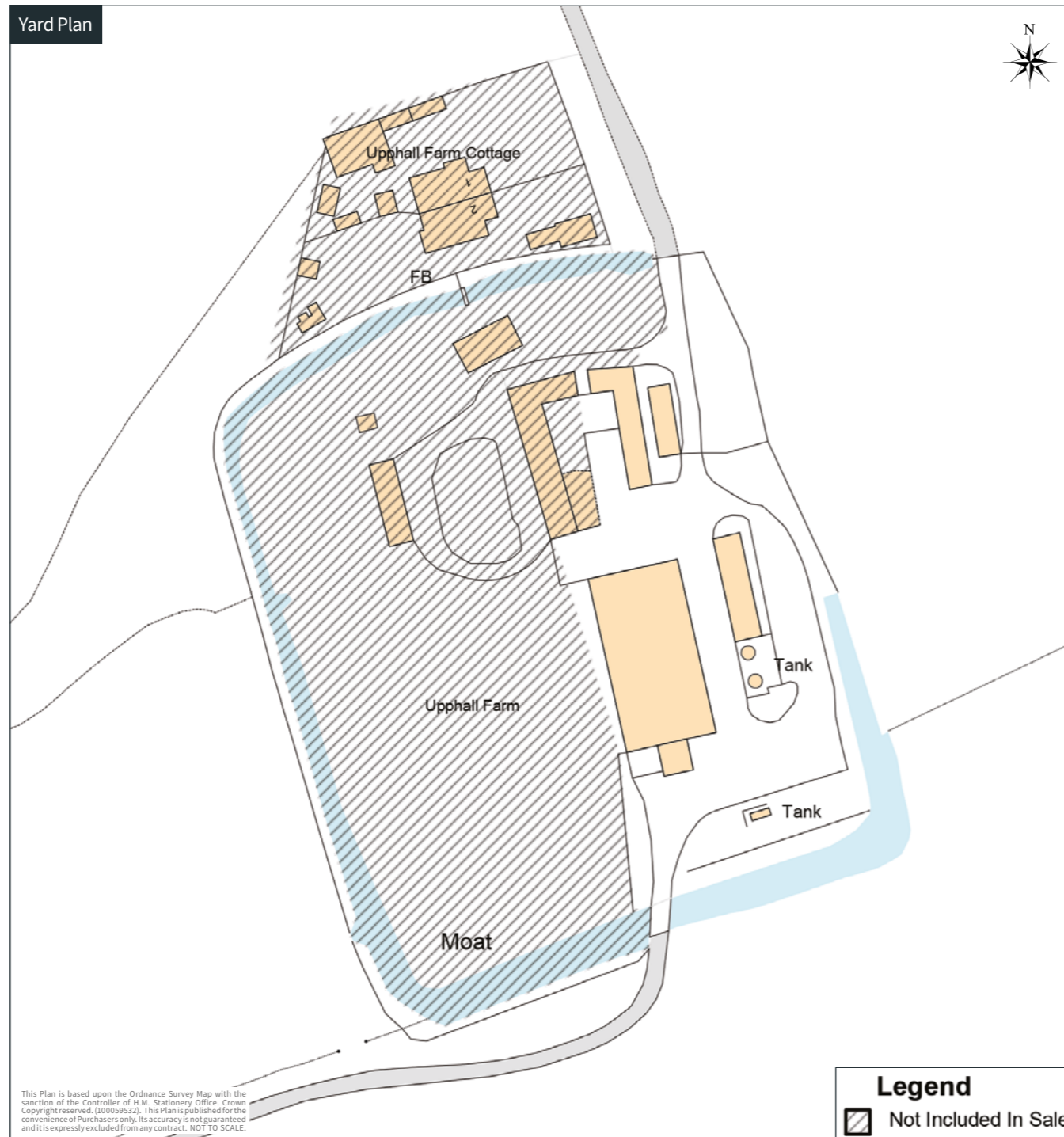
The farmyard occupies an area of 0.53 hectares (1.30 acres) and provides a good modern agricultural building complete with a new on floor drying system, which adequately serves the land holding. There are also two ranges of traditional brick buildings which offer potential alternative uses, subject to the necessary consents. The remaining area comprises access tracks extending to approximately 0.75 hectares (1.86 acres).

BUILDING	DESCRIPTION
1 Grain Store	<p>A 1,500 tonne grain store with an on-floor drying system, incorporating a new fan house to the rear, fitted with Duplex Fläkt Woods fans comprising four units, installed in 2025.</p> <p>The building is of steel portal frame construction with box profile steel cladding beneath a fibre cement roof. Two new roller shutter doors have also been installed.</p> <p>Further specification of the drying system is available from the seller's agents.</p>
2 Traditional Buildings	<p>Two ranges of traditional brick buildings, including both single and two storey accommodation, under pantile, slate and fibre cement roofs.</p> <p>Currently used for storage, the buildings offer scope for a range of alternative uses or development, subject to the necessary consents.</p>

**LOT 2 - 3.50 HECTARES (8.65 ACRES) OF ARABLE LAND**

**Guide price: £75,000**

Lot 2 (as shown shaded blue) comprises a single parcel of arable land, accessed from the northwest via the adjoining public highway.





#### GENERAL REMARKS & STIPULATIONS

##### Method of Sale

Upphall Farm is offered for sale by private treaty as a whole or in two lots. The farm is offered with vacant possession on completion subject to any holdover that may be required.

##### Tenure and Occupation

The property is freehold with vacant possession being available once the 2026 crop has been harvested and cleared.

The property is registered under Land Registry Title number LL120265.

Insofar as we are aware, the timber, sporting and mineral rights are all included with the freehold.

##### Holdover

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

##### Early Entry

Early entry will be available where possible subject to the exchange of contracts having taken place and payment of a double deposit (20%).

##### Drainage

The land benefits from part drainage schemes. Copies of the drainage plans are available on request from the seller's agents.

##### Services

We are aware that there are a mains water and three phase electricity supplies within Upphall Farmyard.

##### Grant & Subsidy Schemes

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

The land has been entered as part of a larger Mid-Tier Countryside Stewardship agreement which commenced on 1st January 2022 and terminates on 31st December 2026. The options include buffer strips only and the 2026 payment will be retained by the Vendor. The scheme will be transferred to the prospective buyer(s).

The land has also been entered as part of a larger Sustainable Farming Incentive agreement which commenced on 1st March 2025 and terminates on 29th February 2028. The relevant options on the sale land will either be terminated or transferred off as required.

##### Outgoings

Drainage rates are payable to the Environment Agency: 2024-25: £288.36, 2025-26: £292.63

##### Wayleaves, Easements, and Rights

The land is sold to and with the benefit of existing wayleaves, easements, and rights of way, whether public or private, light, support, drainage, water and electricity supplies and others' rights, easements, quasi-easements, and all wayleaves not referred to in these particulars.

There are several overhead 11kV electricity lines crossing the property.

A new underground pipeline for the transportation of biomethane is proposed to cross Upphall Farm in connection with Manby BGE Ltd's proposed Anaerobic Digester scheme. An Option for an Easement has been agreed between the parties. Further details are available from the seller's agents.

In addition, a proposed National Grid overhead scheme running from Grimsby to Walpole is expected to cross Upphall Farm. Further information is available from the seller's agents.

The occupiers and owners of Upphall Farmhouse and Cottages benefit from a right of way at all times and for all purposes from the properties to the adopted highway at Hungry Hill Lane.

##### 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.

##### Directions

The land can be reached from Louth by taking the A157 located south of Louth and travelling westbound down Kenwick Hill towards Kenwick roundabout. At the roundabout continue straight onto the B1200/Manby Road. When entering the village of Manby, turn right at the traffic lights onto Carlton Road. When nearing the end of the village turn right onto Hungry Hill Lane, this is the access lane which leads directly to Upphall Farm.

The nearest postcode for the property is LN11 8HW.

What3words locations

Upphall Farm entrance, Lot 1: ///premature.mixer.joked  
Lot 2: ///full.slurred.gradually

##### Local Authority

East Lindsey District Council  
The Hub, Mareham Rd, Horncastle LN9 6PH

##### 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 contract price.

##### Anti-Money Laundering

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.

##### Plans and Areas

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

##### Viewings

The property may be viewed at any time with a copy of these particulars to hand subject to prior notification to the seller's agents. Viewing is at your own risk and neither the seller's agents nor the seller take any responsibility for any losses or damages incurred during inspection. Please be aware of the risks associated with a working farm.

##### 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.

##### Seller's Solicitors

Cripps, Number 22, Mount Ephraim, Tunbridge Wells, Kent, TN4 8AS

##### Seller's Agents

###### Brown&Co

5 Oakwood Road, Lincoln LN6 3LH

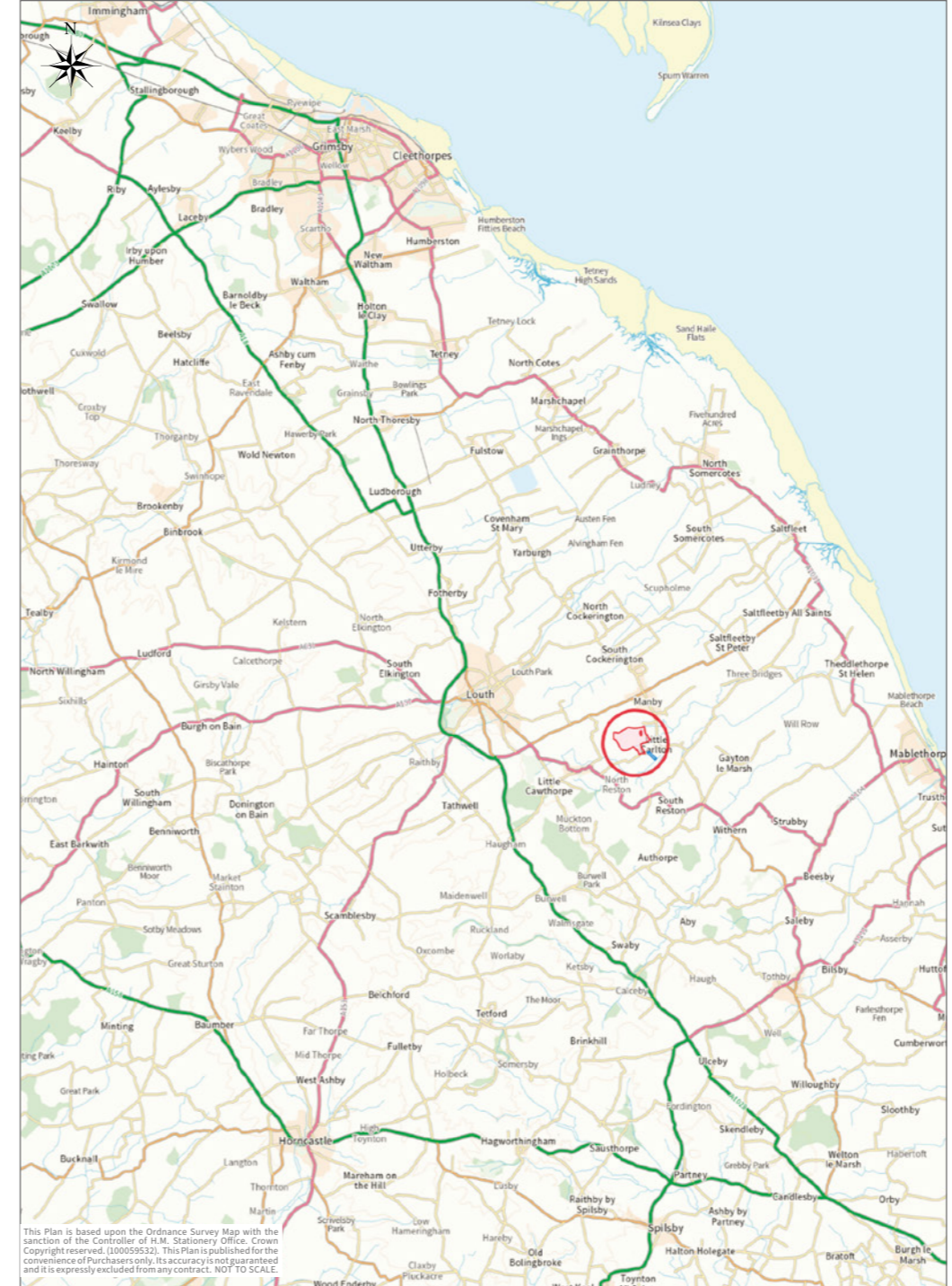
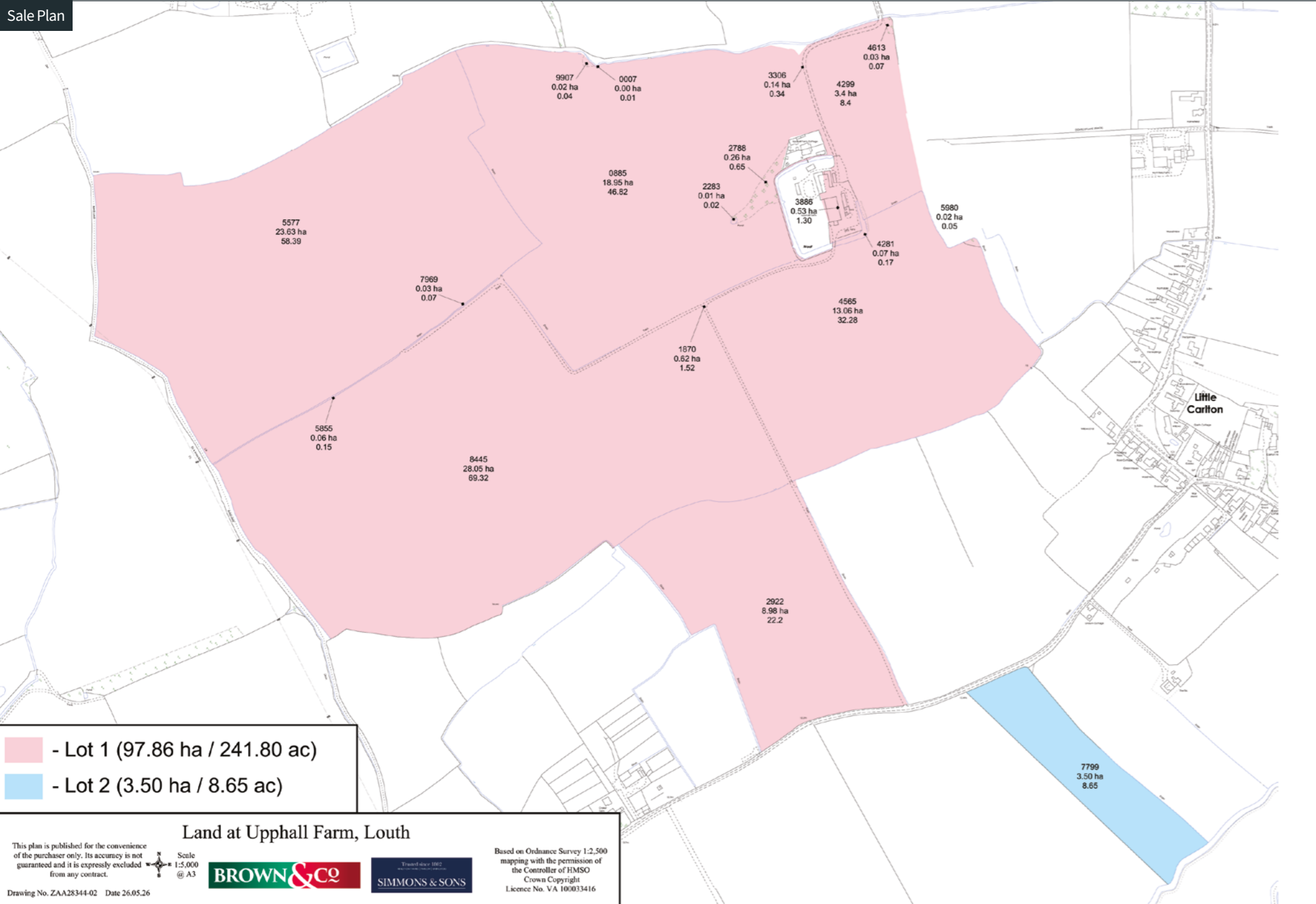
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