



Land at Brackenborough Road

Louth, Lincolnshire, LN11 0NR

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

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The land at Brackenborough Road comprises a single, attractive and easily managed block of productive Grade 3 arable land, strategically positioned on the edge of Louth's industrial estate. Offered as a ring-fenced holding with good access, the property presents an excellent opportunity as a high-quality satellite unit or as a strategic addition to an existing farming operation.

50.41 hectares (124.56 acres) in total

FOR SALE BY PRIVATE TREATY AS A WHOLE

Guide Price for the Whole £1,200,000

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HENLEY-ON-THAMES | FRANKHAM | LINCOLN
SIMMONS & SONS

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Lincolnshire LN6 3LH
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DESCRIPTION

Extending to approximately 50.41 hectares (124.56 acres), the land occupies a strategic edge-of-town position and comprises an attractive single block with strong commercial appeal. The parcels are of a good size and regular shape, making the holding highly suitable for modern farming practices and efficient day-to-day management.

The farm benefits from direct access via the adjoining public highway, with an internal access farm track, together with interconnecting field gateways.

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.

The property is offered for sale by private treaty as a whole. The guide price for the whole is £1,200,000

SCHEDULE OF AREAS & CROPPING

PARCEL NO.	HECTARES	ACRES	DESCRIPTION
0678	8.82	21.80	Arable
1341	13.19	32.59	Arable
2657	5.28	13.04	Arable
3389	0.22	0.55	Track
3994	7.27	17.96	Arable
4250	0.01	0.01	Misc
4369	5.38	13.30	Arable
7659	9.95	24.60	Arable
7973	0.03	0.07	Water
8737	0.18	0.45	Misc
9352	0.05	0.12	Water
Total	50.41	124.56	





SITUATION

The land at Brackenborough is situated on the east coast of Lincolnshire, directly adjoining Louth's industrial estate to the north, which enhances its accessible edge-of-town position and wider strategic appeal. The market town of Louth provides a broad range of services and amenities.

The property benefits from direct access off Brackenborough Road, with convenient links into Louth and to the A16, which in turn provides access to Grimsby, approximately 15 miles to the north. The City of Lincoln lies further to the west.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The land is offered for sale by private treaty as a whole. The land is offered with vacant possession on completion subject to any holdover that may be required.

Tenure & 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 LL120263.

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. 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 not aware of any services connected to the land.

Outgoings

Drainage rates are payable to the Environment Agency: 2024-25: £141.36, 2025-26: £143.45.



Total Area - 50.41 ha / 124.56 ac

Land at Brackenborough Road, Louth

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

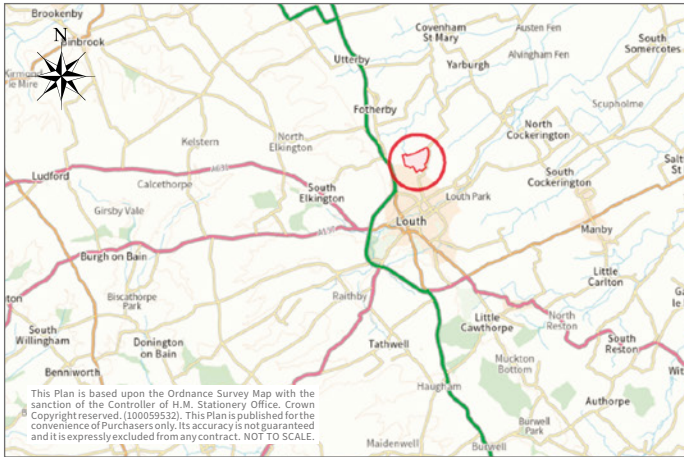
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Grant & Subsidy Schemes

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.

Wayleaves, Easements & 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 two overhead 11kV and one 33kV electricity lines crossing the property.

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 or their ownership.

Directions

The land lies to the northwest of Louth, directly adjoining the industrial estate. Access can be obtained when travelling out of Louth via either Brackenborough Road or Bolingbroke Road, the latter being the access road through the industrial estate. The land is situated on the left-hand side of the road and benefits from direct gated access off the highway.

The nearest postcode for the property is LN11 0NR.

what3words location - Entrance: [:///munch.crawler.bluff](https://www.what3words.com/lookup/:///munch.crawler.bluff)

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

Plans & 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

Charlie Bryant - Partner

01522 457141 | 07968 760788 | charlie.bryant@brown-co.com

Kirsten Wright – Senior Associate

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Edward Dixon – Partner

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