



49.12ha (121.38 Acres) in one Arable Field,  
Panton, Wragby, Lincoln, LN8 5LS



# 49.12ha (121.38 Acres) Arable Land, Panton, Wragby, Lincs, LN8 5LS

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- A large Productive Arable Field
- Comprehensively Underdrained in 2019
- South Facing Slope with Warm Soils

- For Sale by Private Treaty
- With Vacant Possession
- Land Registry Title - LL372739

## £860,000

Will Barker & Co are pleased to be able to offer the opportunity to purchase a well drained and productive arable field with a south-facing slope extending to 49.12ha (121.38 Acres) of Grade 2 and 3 farmland. The land is parcelled into a single arable field with long road frontage in both directions from the "T" junction at Sotby Top.

### Situation

The land is located in the parish of Panton, which is 4.3 miles east of the village of Wragby, 9 miles northwest of the market town of Horncastle and 15 miles east of the Cathedral City of Lincoln. Horncastle and Wragby have a range of local facilities, including churches, schools, post office, doctors and shops. The land is accessible from the Sotby and Hatton roads.

What3words ///rainbow.coasted.defectors

### Recent History & Land Drainage

In 2016 the current owners bought the land and then fallowed it for their first two years to control the blackgrass. In 2019, the whole field was comprehensively underdrained with a new DMJ Land Drainage scheme, which included over 24,000m of underground pipework and over 3,000 tons of backfill stone, with two new cut ditches. All the new drains have a porous backfill and, in parts, are also filter wrapped. The Scheme is designed so that most of the drains are capable of being jetted, with individual outfalls into an open ditch to avoid junctions. The drains are also set at 1.20m deep, to be deeper than any previous schemes in the field and to catch any older drainage schemes. A plan for the underdrainage is shown in the sales details and an A3 PDF copy is available from the Selling Agents.

Year	Cropping	Muck Applied	Yield
2025	19ha Wheat / 19ha Over Winter stubble	142 tons of Turkey Lit	-
2024	19ha Over Winter stubble / 19ha Wheat	142 tons of Turkey Lit	9.69 t/ha
2023	19ha Wheat / 19ha Over Winter stubble	142 tons of Chicken Lit	9.36 t/ha
2022	19ha Over Winter stubble / 19ha Wheat	142 tons of Chicken Lit	11.28 t/ha
2021	19ha Wheat / 19ha Over Winter stubble	142 tons of Chicken Lit	9.18 t/ha
2020	Spring Barley – 39ha	292 tons of Chicken Lit	8.03 t/ha







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### Blackgrass

Every year for the last 6 years the field has been hand rogued for blackgrass, and is now virtually blackgrass free.

### Basic Farm Payments

Due to the delinked BPS payment, there are no BPS entitlements included within the sale.

### Sustainable Farming Incentive - 2023

The land is entered into two SFI schemes. Subject to the RPA's approval, the buyer can request the seller transfers the schemes into their Single Business Identifier or it is possible for both schemes to be terminated if requested.

The land parcel was entered into an SFI scheme on 1<sup>st</sup> April 2024, which ends 31<sup>st</sup> March 2027. The actions entered are shown in the table below. The income from this scheme as stated in the agreement for the scheme year is £889.74 per annum, based on full compliance with the scheme options.

Code	Description	Area
HRW2	Manage hedgerows	3,143m
HRW1	Assess and record hedgerow condition	3,143m
HRW3	Maintain existing hedgerow trees, or establish new hedgerow trees	392m
SAM1	Assess soil, produce a soil management plan and test soil organic matter	49.096ha

### Sustainable Farming Incentive - 2024

The land parcel was entered into an SFI scheme on 1<sup>st</sup> March 2025, which ends 29<sup>th</sup> February 2028. The actions entered are shown in the table below. The income from this scheme as stated in the agreement for the scheme year is approximately £15,590 per annum, based on full compliance with the scheme options.

Code	Description	Area
CAHL3	Grassy field corners and blocks	7.10ha
CAHL4	Grassy buffer strip on arable land	1.56ha
AHW7	Enhanced overwinter stubble	18.00ha

### Minerals, Timber & Sporting Rights

The mineral, timber and sporting rights are in the sale of the freehold interest, so far as they are owned by the Vendor.

### Tenant right & Tenure

The vendors reserve the right to claim for Tenant right in addition to the purchase price. But there will be no counterclaim whatsoever for any dilapidations.



### **Soil Type and Land Classification**

The majority of the land is classified by the Former MAFF Land Classification Maps of England as being Grade 3 agricultural land, with some Grade 2. The actual soil type is further described by the Soil Survey of England and Wales, as being part of the Wickham 2 Association of Soils, which is characterised as being fine loamy over clayey soils, suitable for growing winter cereals and grassland.

### **Soil**

In the spring of 2025, the soils were sampled in the field. The result of this is available from the selling agent.

### **Organic Matter**

Every year muck is applied on the fallow land ready for the next crop. There is approximately 180 tons of turkey manure in a heap on the field, valued at a cost of £12/ton, which is available to the incoming farmer if required. Before the current wheat crop 142 tons of turkey manure has been applied in the summer of 2024.

### **Services**

The bare arable land has no mains services connected.

### **Wayleaves, Easements & Rights of Way**

The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements and all wayleaves, whether referred to or not in these particulars.

### **Contracts & Quotas**

There are no contracts, nor quotas included with the sale of the land.

### **Method of Sale**

The land is being offered for sale either as a whole by Private Treaty and depending on the level of interest, the vendors and their agent reserve the right to conclude the sale by asking interested parties to submit their Best of Final Offers. The land is offered freehold with vacant possession upon completion.

### **Plans, Areas & Boundaries**

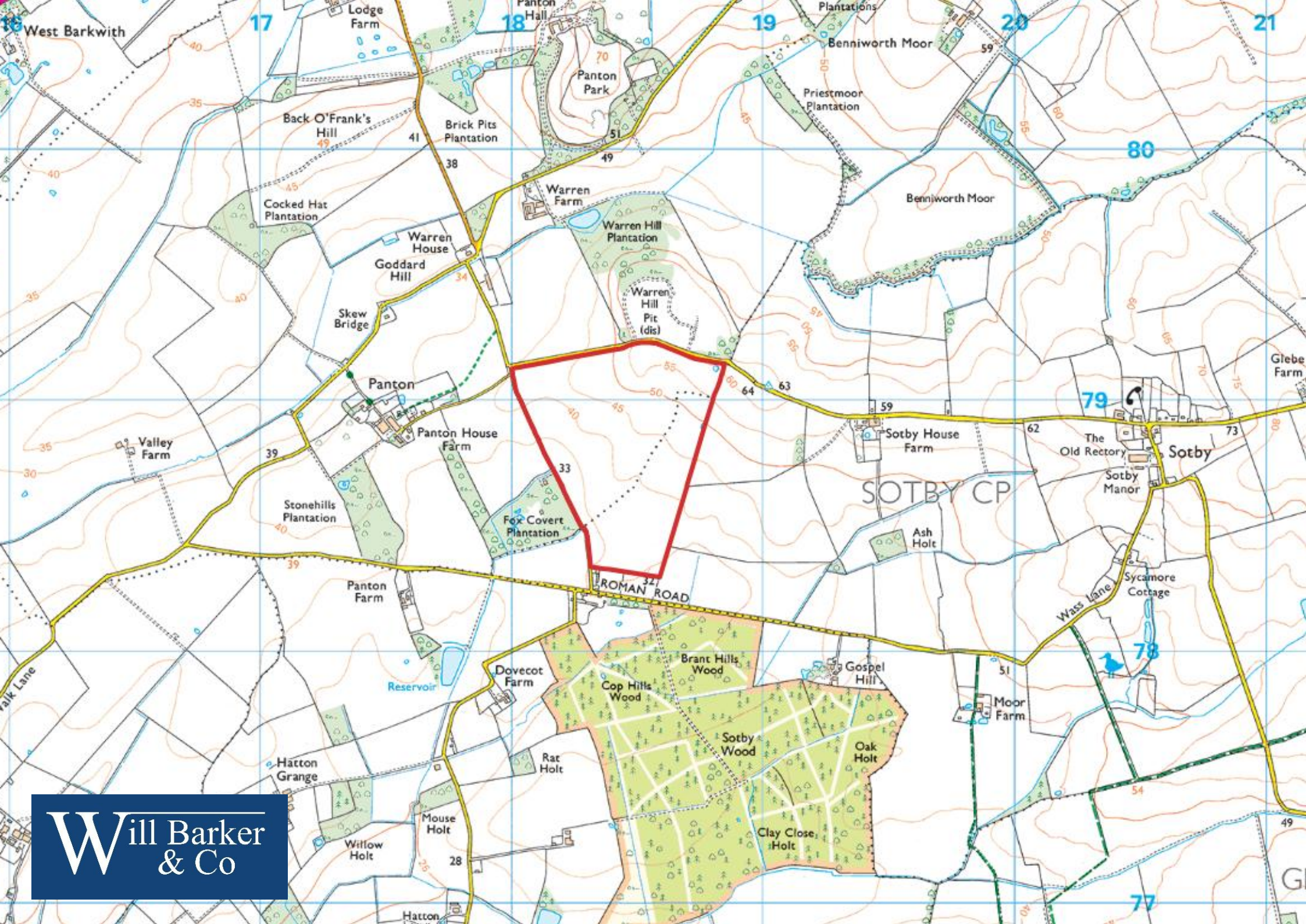
The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed. The successful purchaser(s) will be deemed to have full knowledge of all boundaries and the Vendor nor their agent will be responsible for defining the boundaries for the ownership thereof.

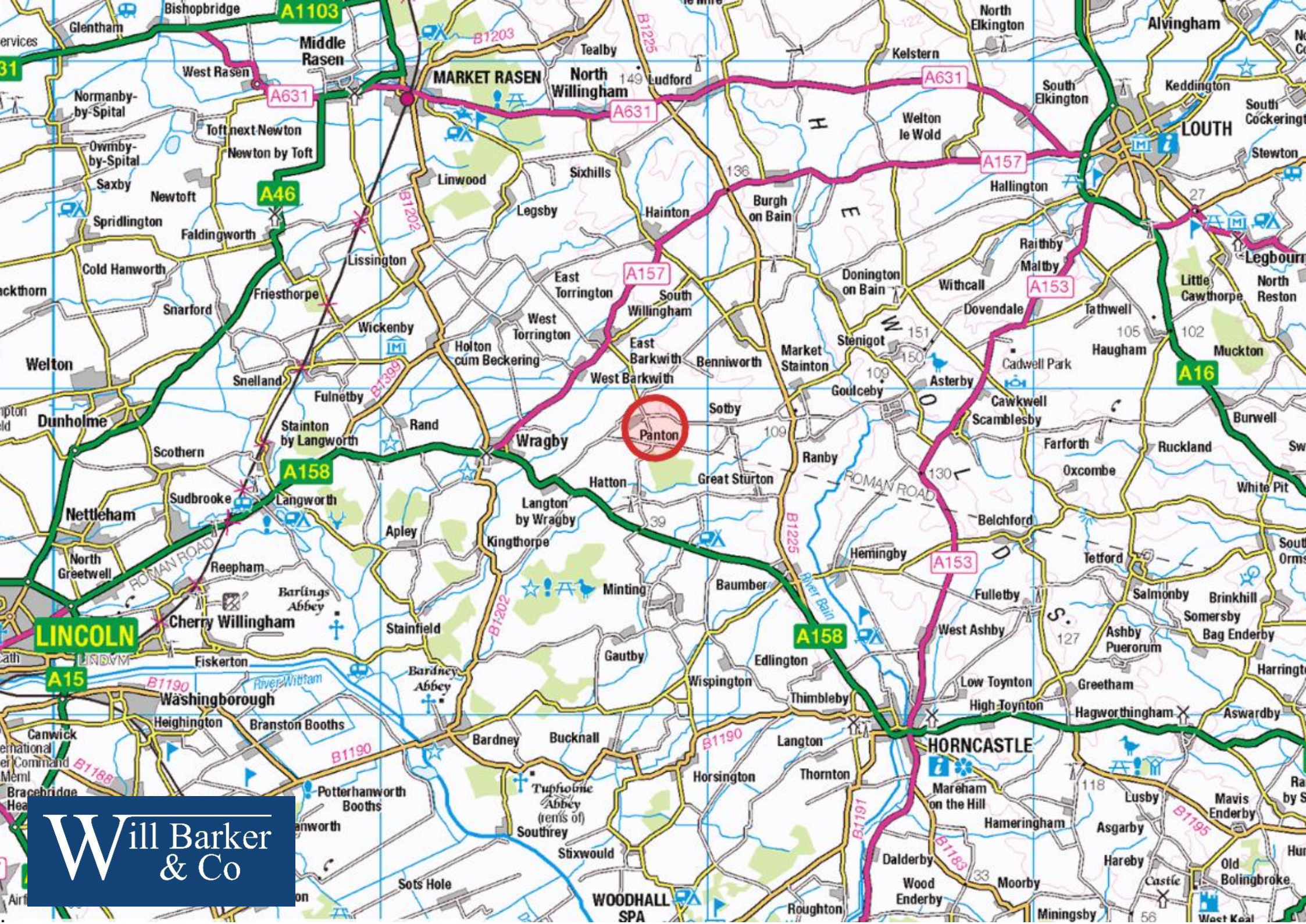
### **Viewings**

Prospective purchaser wishing to view should make an appointment through the selling agents, Will Barker & Co. Those wishing to view the property, do so at their own risk.

### **Agents Note**

In accordance with the Estate Agents Act 1979 it should be noted that the vendor is a relative of an employee of the company Will Barker & Co and a personal interest is hereby declared.





**W**ill Barker  
& Co