



78.90ha (194.98 acres) Block of Arable Land,
North Reston Louth, Lincolnshire, LN11 8JD.



78.90ha (194.98 acres) North Reston, Louth, Lincolnshire, LN11 8JD

- A good block of Productive Arable Land
- For Sale by Private Treaty
- Either as a Whole or in Two Lots

- Sold Subject to Existing Tenancy
- Let on FBT with 3 Years Unexpired
- Initial Tenancy was from Sept 2024 – Sept 2029

£1,655,000

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Will Barker & Co are pleased to be able to offer the opportunity to purchase a block of productive arable land extending to 78.90ha (194.98 Acres) at North Reston, near Louth. The land is parcelled into two lots as below.

Lot 1 – 44.13ha (109.05 acres) North of the Beck (edged in red)	£925,000
Lot 2 – 34.77ha (85.93 acres) South of the Beck (edged in blue)	£730,000

Situation

The land is situated within the parish of Reston, to the east of the village of North Reston, and being within the East Lindsey District of Lincolnshire. The land lies 4 miles southeast of the market town of Louth, 9 miles north of the town of Alford, and 31 miles east of the Cathedral City of Lincoln. The nearby village of Legbourne is 0.8 miles north west of the land and provides a range of local amenities, including a church, village hall, village store and school. A wider selection of facilities and services can be found in the nearby towns of Louth and Alford. The land is accessed via the A157.

What3words ///helpers.hubcaps.evolve

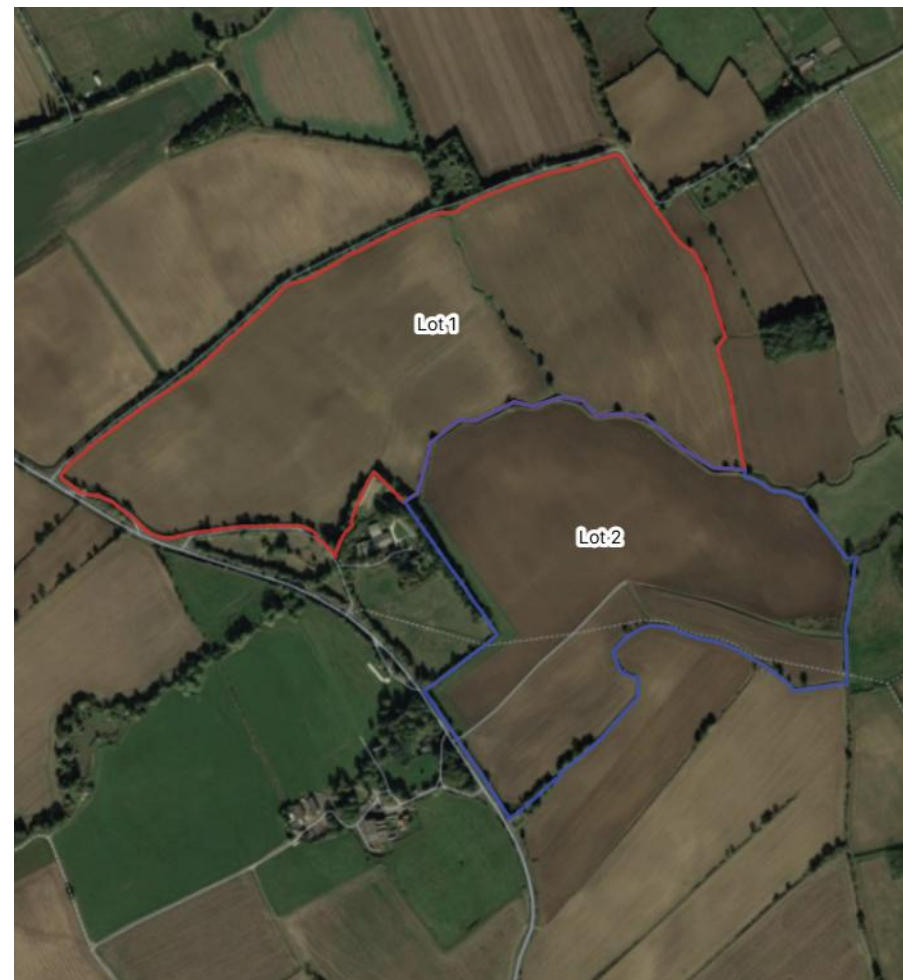
Soil Type and Land Classification

The land is classified by the Former MAFF Land Classification Maps of England as being Grade 3 agricultural land. The actual soil type is better described by the Soil Survey of England and Wales, and most of the land is part of the Holderness Association of soils, which is a fine loamy soil and one of the most common soil types between the flatlands of the Lincolnshire Coastal Marshes and the Wolds. The second soil type is found in a belt on either side of The Beck, being classified as part of the Fladbury 2 Association of Soils, which is characterised as consisting of a river alluvium deposit of various depths and capable of growing high yields of combinable crops.

Backcropping

Lots	2026	2025	2024	2023
1	OSR	Barley	Wheat	Wheat
2	Wheat	Wheat	OSR	Barley

In recent years the farmyard manure (FYM) has been applied every time the land has been growing oilseed rape.





Services

This is bare arable land and has no mains utilities services connections

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all the 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. A public footpath crosses the land and there is also an overhead electricity transmission line on the land.

Contracts & Quotas

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

Land Drainage

The land was comprehensively drained in the 1980s.

Minerals, Timber & Sporting Rights

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

Tenanright & Tenure

This land was let in September 2024 as part of the larger land holding of 365ac. The initial Tenancy is from 28th September 2024 to September 2029, and copies of the tenancy agreements and full terms of the letting are available from the agent's office. The vendor and his outgoing tenant have the right to claim for the usual Routine Improvements at the end of the tenancy.

Countryside Stewardship

The Tenant has entered the land is in a countryside stewardship scheme.

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 purchasers 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.

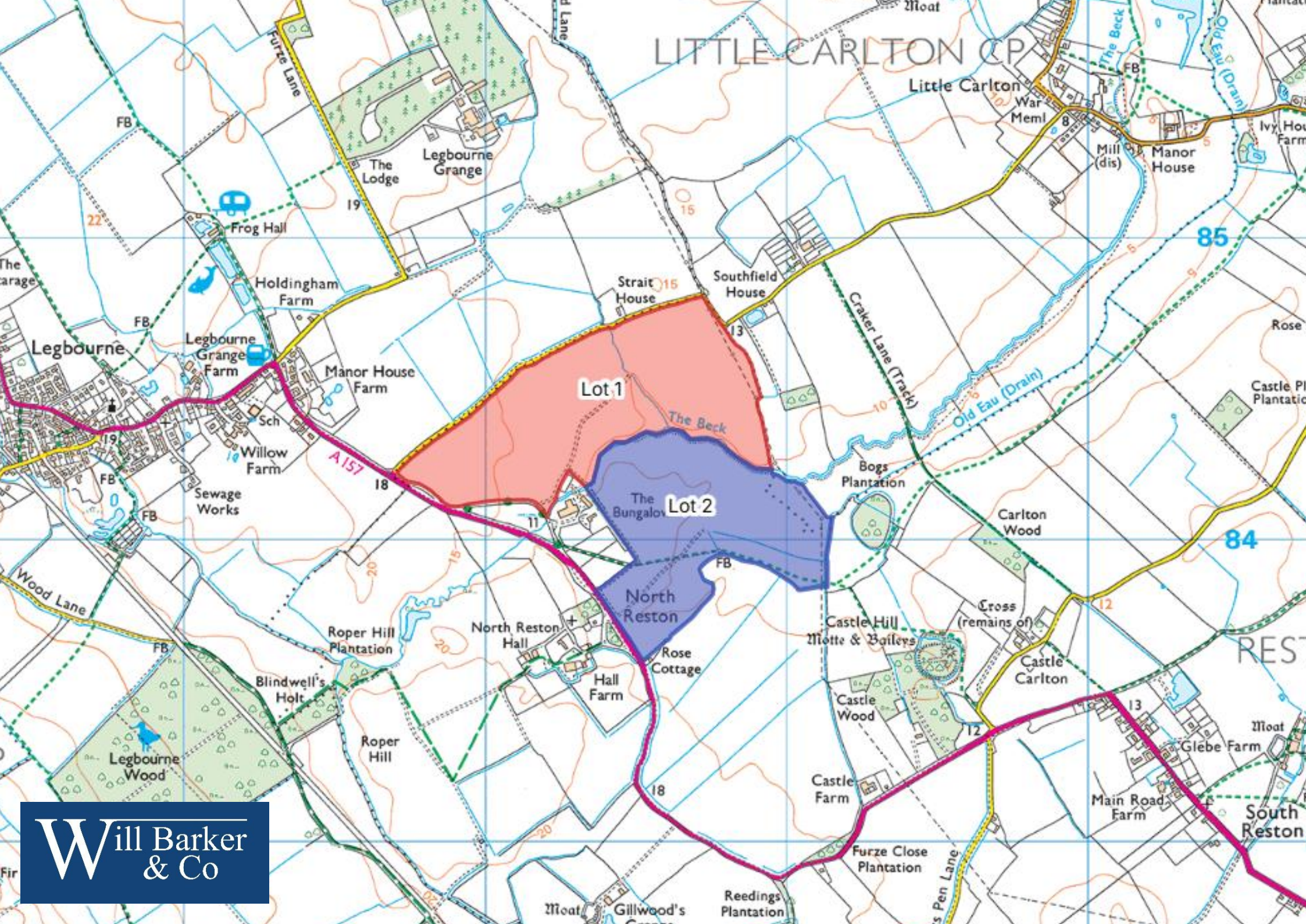
Agents Note

The contiguous and independently owned Equestrian Centre and Country Property is on the market with Fine & Country. [Click Here to View the Property](#)





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& Co**



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