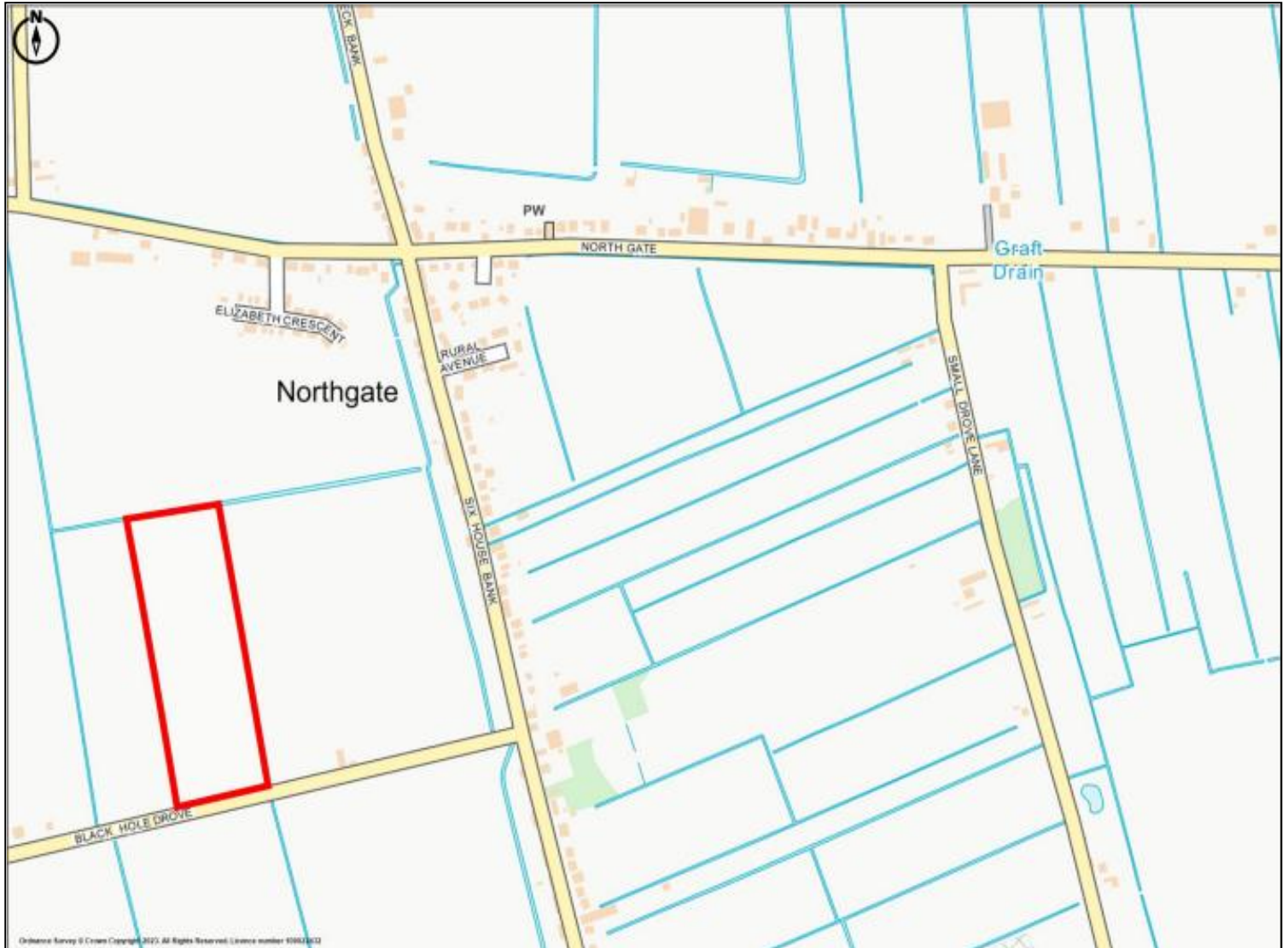


EST 1770



Longstaff^{.COM}

SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



**AGRICULTURAL LAND SITUATED OFF BLACK HOLE DROVE,
WEST PINCHBECK, SPALDING, LINCOLNSHIRE. PE11 3QL**

EXTENDING IN TOTAL TO 4.16 HECTARES (10.28 ACRES) OR THEREABOUTS

**TO LET BY INFORMAL TENDER IN A SINGLE LOT ON A
5 YEAR FARM BUSINESS TENANCY AGREEMENT**

CLOSING DATE FOR TENDERS: 12.00 NOON ON 4th DECEMBER 2023

SPALDING: 01775 766766

BOURNE: 01778 420406

GRANTHAM: 01476 565371

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

DESCRIPTION:

An excellent opportunity to acquire an initial five-year Farm Business Tenancy of 4.16 Hectares (10.28 Acres) or thereabouts of versatile agricultural land which has been used for growing a variety of crops, situated off Black Hole Drove, West Pinchbeck.

The land extends over a single enclosure and is of a regular size and shape, suitable for modern agricultural machinery with road access of Black Hole Drove, West Pinchbeck. A copy of the Field Plan is shown attached to these Particulars (for identification purposes only and not to scale.)

LOCATION:

The land is situated off Black Hole Drove and is located approximately 6 miles North West of Spalding and 4.5 miles West of Pinchbeck.

LAND AND SOILS CLASSIFICATION:

The land is classified as being a combination of Grade 1 Agricultural land on the former Ministry of Agriculture Land Classification Map for England and Wales. The actual soil type is further described by the Soil Survey of England and Wales as being part of the 'Wisbech' Association of Soils, being characterised as a 'deep stoneless calcareous coarse silty soils' capable of growing crops of 'sugar beet, potatoes, field vegetables, horticultural crops and cereals.'

ACCESS:

The land is accessed directly off Black Hole Drove which provides access to major roads leading to the North and the South.

METHOD OF LETTING:

The land is offered To Let as a whole by Informal Tender. The closing date for Tenders is 12 noon on 4th December 2023. Tenders are to be submitted on the enclosed Tender Form and returned to our Spalding Office at 5 New Road, Spalding, Lincolnshire, PE11 1BS in a sealed envelope marked "Arable Land off Black Hole Drove, West Pinchbeck."

TENANCY:

The land is offered To Let on an initial five-year fixed term Farm Business Tenancy Agreement. The Tenancy will be produced on a Lincolnshire Association of Agricultural Valuers Farm Business Tenancy Agreement, a copy of which is available from the Lettings Agents, Richard Start or Alice Hunns on 01775 766766 Option 4.

RENT, INSURANCE & VAT:

Rent will be payable half yearly in advance, the first payment will be due on the signing of the Tenancy Agreement. Rent will thereafter be payable on 6th April and 11th October in each year. VAT is currently not payable on the rent. In the event that the property or any part thereof, any rights, contracts, quotas or Entitlements become chargeable supply for the purpose of VAT, any such taxes will be payable in addition to the rent at the appropriate rate. Rent reviews will be in accordance with the default terms of the provisions of the Agricultural Tenancies Act 1995. The Tenant(s) will be responsible for having Public Liability Insurance in place to a suitable level.

SERVICES:

It is believed that there are no services connected to any of the land, however interested parties should make any enquiries with the relevant utility authorities.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS ETC:

The land is let subject to, and offered with the benefit of, all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements, and all wayleaves, whether referred to specifically in these Particulars or not. The Landlord will retain any wayleave payments in respect of the farm. We are not aware of any Public Rights of Way which affect the land.

MAINTENANCE:

The Tenant(s) will be responsible for the maintenance of the dykes and hedges.

TENANT RIGHT AND DILAPIDATIONS:

Tenant right may be chargeable at the commencement of the tenancy. More details are available from the Letting Agents. There will be no claim allowed whatsoever for dilapidations (if any) at the commencement of the tenancy, but dilapidations will be charged if appropriate at the end of the tenancy.

CONTRACTS AND QUOTAS:

There are no contracts or quotas available with the letting.

SPORTING RIGHTS:

The Sporting Rights are not to be let in conjunction with the land.

BASIC FARM PAYMENT & ENVIRONMENTAL SCHEMES:

Entitlements are not to be included in the Letting and the land is not currently entered into any Environmental Schemes.

DRAINAGE RATES:

Drainage Rates for the land are payable to the Black Sluice Internal Drainage Board.

SCHEDULE OF AREA AND BACK CROPPING:

FIELD NUMBER	CROPPING			
	2023	2022	2021	2020
TF1926 3080	Beans	Spring Onions	Leeks	Potatoes

PLANS, AREAS & SCHEDULES:

These particulars and plans have been prepared as carefully as possible. It should be noted that the plans have been specifically prepared 'for identification purposes only' and although believed to be correct, their accuracy is not guaranteed. The areas have been taken from a combination of the Rural Payments Agency's Rural Land Register and the Ordnance Survey Promap System.

BOUNDARIES:

The successful tenant shall be deemed to have full knowledge of all boundaries.

VIEWING:

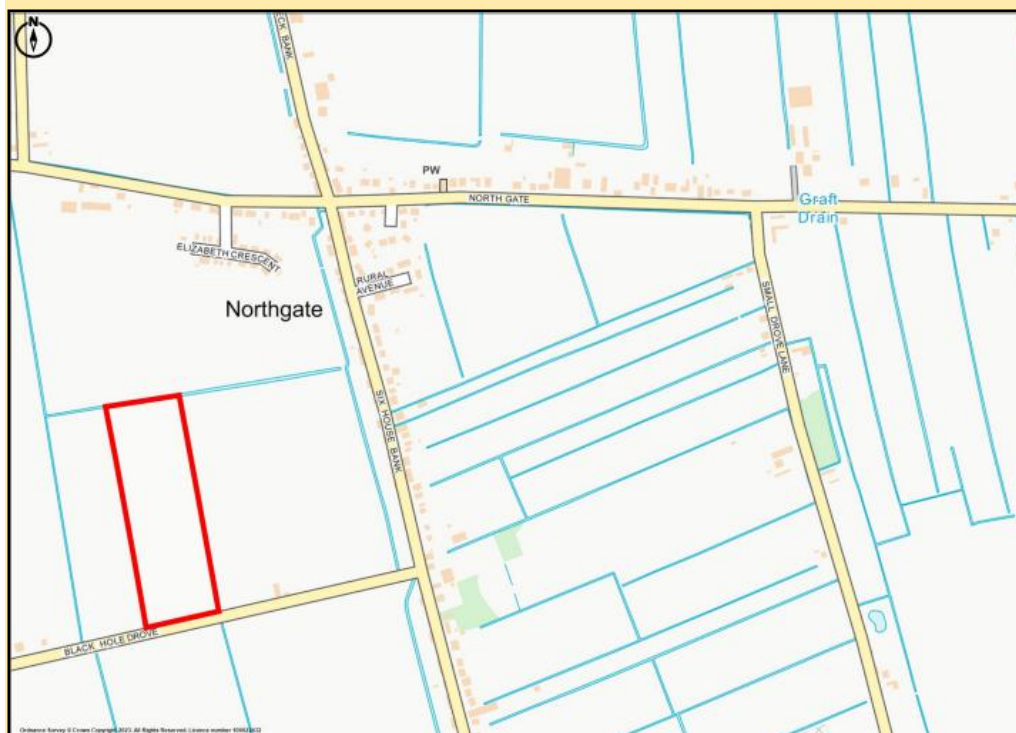
Interested parties are invited to walk the land during daylight hours with a copy of these Particulars to hand and should, at all times, for their own personal safety, take appropriate precautions to ensure that no damage occurs either to themselves or to the land, or any part thereof.

SITE PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

LOCATION PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

FURTHER INFORMATION:

If any further information is required regarding the Land, please contact R. Longstaff and Co's Agricultural Department on 01775 766 766 Option 4

LOCAL AUTHORITIES:

District & Planning: South Holland District Council
Council Offices, Priory Road, Spalding PE11 2XE
CALL: 01775 761161

Water: Anglian Water Customer Services,
PO Box 10642, Harlow, Essex CM20 9HA
CALL: 08457 919 155

County & Highways: Lincolnshire County Council,
County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552 222

Internal Drainage Board: Black Sluice Internal
Drainage Board
Station Road, Swineshead, Boston, Lincs, PE20
3PW
CALL: 01205 821440

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE.

Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.

Lettings Particulars produced in October, November 2023

Ref: S11361

These Particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

CONTACT:

Richard Start or Alice Hunns
The Agricultural Department
R. Longstaff & Co. LLP, 5 New Road, Spalding,
Lincolnshire, PE11 1BS
T: 01775 766766 Option 4
www.longstaff.com