

EST 1770



Longstaff^{.COM}

SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



BY DIRECTION OF BRAYBROOKS BROS LIMITED

EXCELLENT QUALITY, PRODUCTIVE GRADE I ARABLE LAND AND FARM YARD WITH COLD STORAGE, AMBIENT AND ONION STORAGE SITUATED IN WEST PINCHBECK, LINCOLNSHIRE EXTENDING IN TOTAL TO APPROXIMATELY 91.69 HECTARES (226.57 ACRES) OR THEREABOUTS

TO LET BY INFORMAL TENDER AS A WHOLE ON AN INITIAL 2 YEAR FARM BUSINESS TENANCY AGREEMENT COMMENCING ON 11TH OCTOBER 2024

CLOSING DATE FOR TENDERS - 12.00 NOON WEDNESDAY 25TH SEPTEMBER 2024

SPALDING: 01775 766766 BOURNE: 01778 420406 GRANTHAM: 01476 565371

**DESCRIPTION:**

A rare opportunity to acquire an initial fixed term two-year Farm Business Tenancy Agreement of 91.69 Hectares (226.57 Acres) or thereabouts of excellent quality productive Grade I agricultural land and farmyard with cold, ambient and onion storage facilities situated in West Pinchbeck, Lincolnshire, to be let as a whole.

All of the fields are of a regular size and shape, suitable for modern agricultural machinery with good access to the public highway and have been used for the growing of a range of vegetable, brassica and cereal crops. Also included in the letting is an extensive farmyard containing cold stores, ambient stores (capable of drying and storing bulbs, onions and potatoes) and general purposes buildings.

In addition to the main farmyard, there is a secondary yard benefiting from a concrete sugar beet storage pad.

LOCATION:

The land lies in West Pinchbeck, Lincolnshire. West Pinchbeck is a rural settlement with local amenities and services.

LAND AND SOILS CLASSIFICATION:

The land is classified as Grade I on the Land Classification Map of England & Wales. The land is further classified by the Soil Survey of England and Wales as being part of the Wisbech Association of Soils, described as being 'Deep stoneless calcareous coarse silty soils. Groundwater usually controlled by ditches or pumps. Flat land with low ridges. Risk of wind erosion locally.' The land benefits from under-drainage.

ACCESS:

The land and yards benefit from good access from public highways.

METHOD OF LETTING:

The land is offered to let as a whole by Informal Tender. The closing date for Tenders is 12 noon on **Wednesday 25th September 2024.** 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 enveloped marked "226.57 Acres or Thereabouts at West Pinchbeck – Braybrooks"

TENANCY:

The land is offered "To Let" on an initial two-year fixed term Farm Business Tenancy Agreement containing short notice provisions, with a commencement date of 11th October 2024, subject to any rights of holdover. The Tenancy will be produced on a Lincolnshire Association of Agricultural Valuers Farm Business Tenancy Agreement, a copy of which is available from the Letting Agents upon request.

Although the land is offered on an initial fixed term of two years, it is envisaged that a further Farm Business Tenancy will be granted after the initial fixed term has expired and as such 5 years planned cropping is requested with any tender submitted.

SERVICES:

The main farmyard benefits from single and three phase electricity and mains water is connected to the yard. The services do also supply some of the buildings that the Landlord is retaining for their own use.

RENT, INSURANCE, VAT & RENT REVIEW:

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 in advance. 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.

The Landlord will procure buildings insurance, and the premium will be recharged to the tenant from the commencement of the letting. It will be the responsibility of the Tenant to obtain their own machinery, crop, contents insurance and public liability insurance.

RIGHT 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/easement payments in respect of the farm if affected and necessary rights of way for required access to access the buildings excluded from the letting.

We are not aware of any Public Rights of Way which affect the land and are informed that pedestrian and vehicular access is available to all parcels at all times. The Landlord reserves a vehicular and pedestrian access at all times to the farmyard with no maintenance charge payable.

MAINTENANCE:

The Tenant will be responsible for the maintenance of the Holding to include the farm buildings and dykes.

TENANT RIGHT & 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 for dilapidations (if any) at the commencement of the tenancy, but dilapidations will be charged if appropriate at the end of the tenancy.

HOLDOVER AND EARLY ENTRY:

The current out-going Tenant shall be given a right of holdover to remove the current growing crop until 30th November 2024 on the two fields growing cauliflowers, being field numbers TF1726-0401 and TF1726-2103 (being Field 3 and Field 4 on the Schedule of Area and Back Cropping below).

A right of holdover will be granted to the outgoing tenant until 31st January 2025 to remove the wooden potato boxes currently stored on-site if not removed beforehand.

The successful new Tenant may be given early entry following clearance of the current Tenant's crops, albeit with all costs of cultivation and other inputs being entirely at that party's risk with no financial recourse upon the prospective Landlord.

Early may also be available for the use of the farmyard and farm buildings – further information available from the letting agents.

SUBLETTING:

Up to an average of 20% of the holding may be sub-let subject to the Landlords separate approval and negotiation.

CONTRACTS AND QUOTAS:

There are no contracts or quotas available with the letting.

SOIL ANALYSIS:

If requested by the Landlord, Soil testing (to include P, K, Magnesium, pH, Organic Matter) is to be undertaken at the commencement of the tenancy, with the cost shared equally between landlord and tenant. The tenant is to maintain the soil on the Holding in a healthy condition throughout the tenancy. Similar testing will be undertaken prior to the end of the tenancy (again cost shared equally) with the tenant responsible for the cost of remediating any shortfall in soil fertility, nutrient content, or condition, by reference to the original report.

BASIC FARM PAYMENT & ENVIRONMENTAL SCHEMES:

The outgoing Tenant has claimed and will retain all payments on the land being offered in respect of the Rural Payments Agency de-linked payment. It will be the responsibility of the successful tenderer to comply to any Baseline Regulation requirements set by the Department for Environment, Food, and Rural Affairs. The land is not currently entered into any Environmental Schemes.

DRAINAGE RATES:

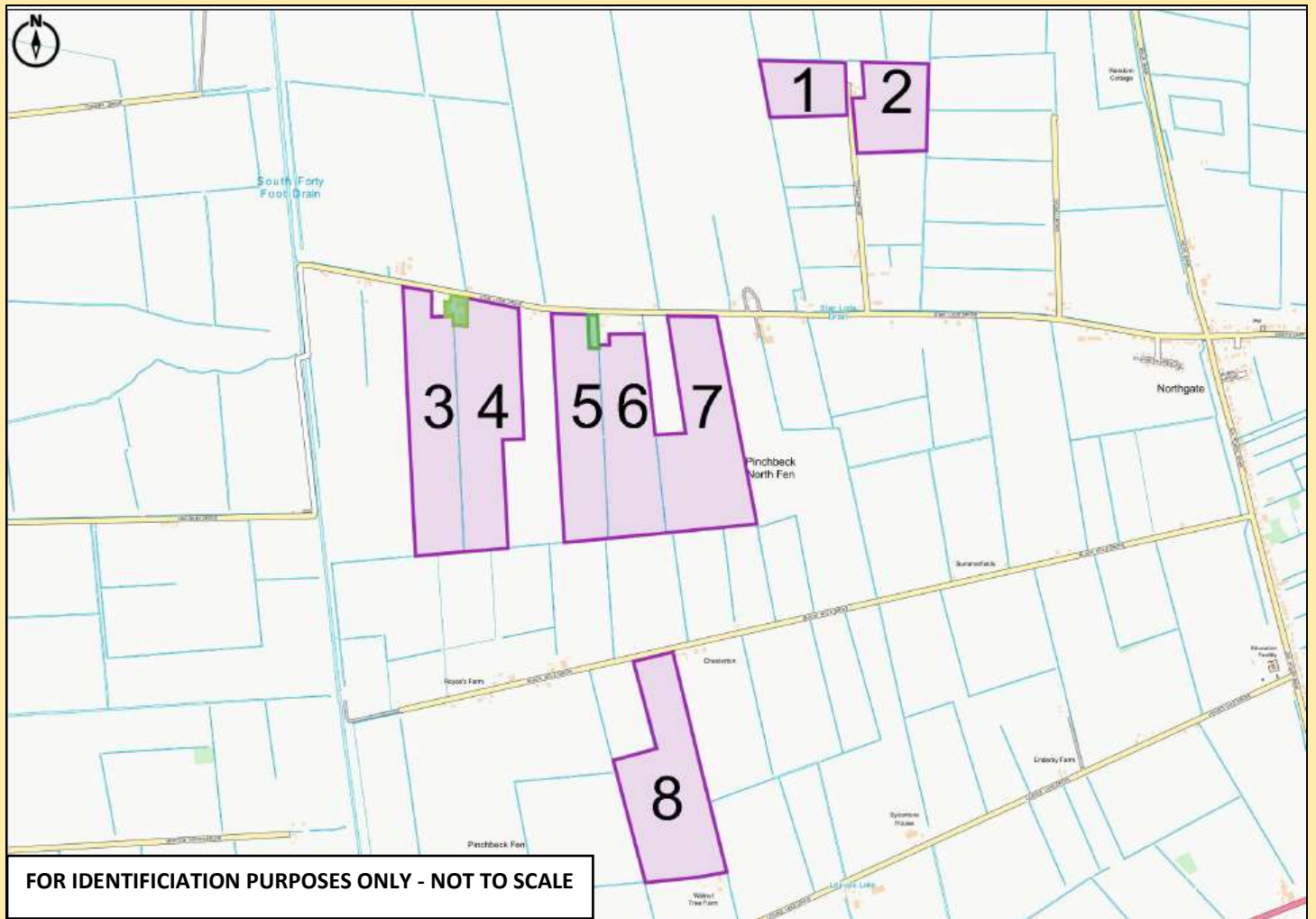
The Tenant will be responsible for the payment of the annual Drainage Rates to the Black Sluice Internal Drainage Board to include apportionments where necessary.

VIEWING:

Interested parties are requested to make an appointment with the letting agents to walk the land, inspect the buildings and farmyard which is to be made during daylight hours. Parties are requested to view with a set 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, the farm buildings, farmyard or to the land, or any part thereof.**



FIELD PLAN



SCHEDULE OF AREA AND BACK CROPPING:

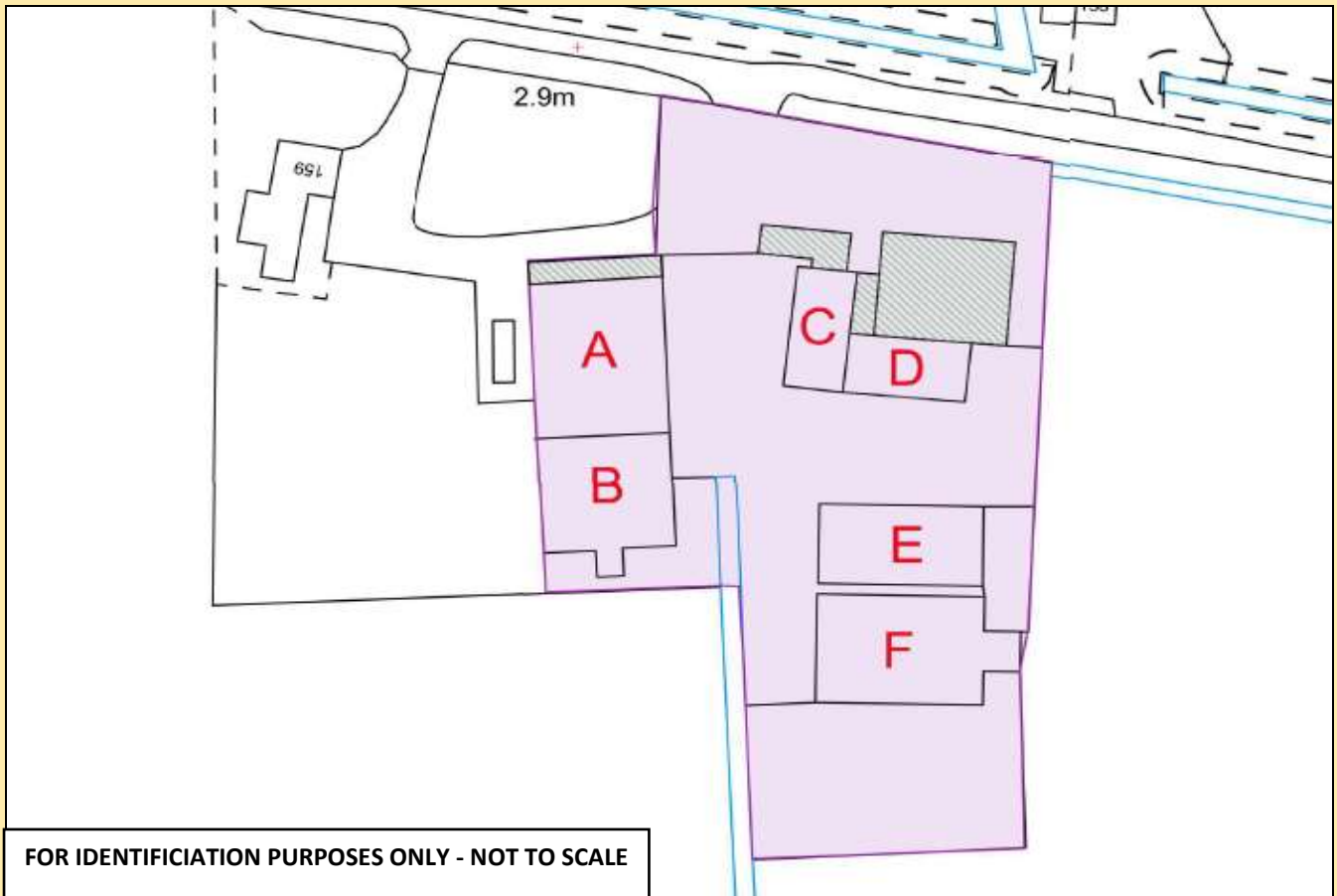
Field	Field Number	Area		2024/23	2023/22	2022/21	2021/20	2020/19	2019/18	2018/17	2017/16
		Ha	Acres								
1	TF1827-2610	4.76	11.76	OSR	W Wht	W Wht	V Peas	W Wht	Potatoes	W Wht	Pumpkins
2	TF1827-5303	6.21	15.35	OSR	W Wht	W Wht	V Peas	W Wht	W Wht	W Wht	Potatoes
		0.61	1.50	G Cover	G Cover	G Cover	G Cover	G Cover	G Cover	G Cover	G Cover
3	TF1726-0401	13.29	32.84	Cauli	W Wht	W Wht	V Peas	W Wht	W Wht	Pots	Brassica
4	TF1726-2103	13.56	33.52	Cauli	W Wht	W Wht	V Peas	Fallow	W Wht	W Wht	Potatoes
		0.61	1.50	G Cover	G Cover	G Cover	G Cover	G Cover	G Cover	G Cover	G Cover
5	TF1726-5007	10.65	26.32	W Wht	OSR	W Wht	W Wht	Potatoes	Brassica	V Peas	W Wht
6	TF1725-6897	11.18	27.63	W Wht	OSR	W Wht	W Wht	Brassica	Potatoes	V Peas	W Wht
7	TF1725-9296	15.04	37.16	OSR	W Wht	W Wht	V Peas	W Wht	W Wht	W Wht	Potatoes
8	TF1724-7979	15.78	38.99	V Peas	W Wht	W Wht	Potatoes	W Wht	W Wht	V Peas	W Wht
TOTAL		91.69	226.57								

(Back cropping from 2008/09 to 2015/16 is available from the Letting Agents)

All areas quoted are approximate and are based on the Rural Land Registry total field size areas



WOODBINE FARMYARD & BUILDINGS PLAN



Farmyard as shaded in purple

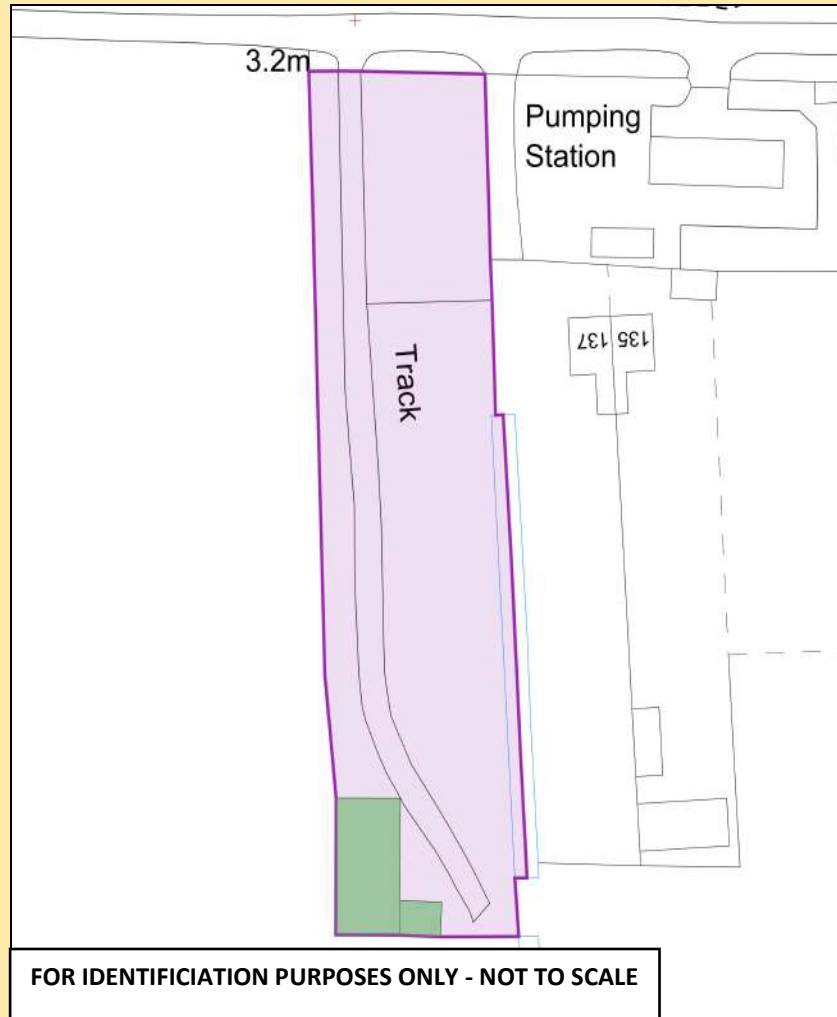
****Buildings hatched green are to be retained by the landlord and are not included in the letting****

SCHEDULE & DISCRIPTION OF BUILDINGS:

Building Ref.	Type of Building	Area	Description
A	General Purpose Building	347sq. m	Steel portal framed construction with concrete floor, open fronted with insulated timber wall 'slot in' sides.
B	Ambient Crop Store	247sq. m	Steel portal framed construction with concrete floor. Crop ventilation system, automatic louvers, spray foam insulation. Storage Capacity of approximately 320 tonnes (in boxes).
C	General Purpose Building	138sq. m	Metal frame construction with concrete floor. Former grain store with grain bins removed Houses electricity supply into yard.
D	General Purpose Building	161sq. m	Wood frame construction with concrete floor
E	Cold Store	278sq. m	Steel portal framed construction with concrete floor. Refrigeration unit, automated louvers, Cropscan Electronic Crop Temperature Control system, rear compressor house. Storage Capacity of approximately 440 tonnes (in boxes).
F	Ambient Crop Store	372sq. m	Steel portal framed construction with hardwood drive on floor, Rekord centrifugal crop drying fan, and air heater (gas currently disconnected and tanks removed), central wind tunnel, roof fans, Cropscan Electronic Crop Temperature Control system automated louvers, roller doors, spray foam insulated with rear fan house. Storage Capacity of approximately 500 tonnes (in boxes) or ability to store crop loose on floor.



LINDSEY'S FARMYARD PLAN



Farmyard as shaded in purple

****Building colored green are to be retained by the landlord and are not included in the letting****

POTATO BOXES:

There are approximately 1,100 one tonne wooden potato boxes that are available to purchase from the outgoing Tenant by separate arrangement. Further information is available from the Letting Agents

SPORTING RIGHTS:

The Sporting Rights are not included in the letting of the land and are to be reserved to the Landlord. In addition, there is a requirement that the successful Tenant will not crop the areas as detailed in the Field Schedule to allow the ongoing growing of game cover. This arrangement is to continue during the term of the new Farm Business Tenancy Agreement with further information available from the Letting Agents (Alice Hunns or Richard Start, R. Longstaff and Co LLP).

AGRI-ENVIRONMENT AND OTHER SCHEMES:

The tenant shall not without the landlord's prior written consent apply for and enter the holding or any part of the holding into any new agri-environment Scheme (e.g. without prejudice to the generality of the foregoing, any Environmental Land Management scheme such as the Sustainable Farming Incentive) or other similar scheme.



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.

STAMP DUTY LAND TAX:

It will be the incoming Tenant's responsibility to investigate and pay any potential future stamp duty land tax liability.

CONNECTED PARTY:

As required by the Estate Agency Act 1979, it should be noted that instructing client is related to an employee of R. Longstaff and Co LLP.



FURTHER INFORMATION:

If any further information is required regarding the Land, please contact Alice Hunns or Richard Start via the R. Longstaff and Co LLP Agricultural Department on 01775 765 536.

LOCAL AUTHORITIES:

District & Planning: South Holland District Council
Priory Road, Spalding, Lincolnshire 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 552222

Internal Drainage Board: Black Sluice Internal Drainage Board
Station Road, Swineshead, Boston, Lincolnshire 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.

Investigations of both the Rural Land Registry Plans and digital mapping have been used to ascertain the area of the land offered for let as accurately as possible, however interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered To Let 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.

Photographs were taken, and these Lettings Particulars were produced, in August 2024.

Ref: AMH/RAS/BB/08.24 S11551

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:

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