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SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



BY DIRECTION OF ELIZABETH J SNEATH

**EXCELLENT QUALITY, PRODUCTIVE GRADE I ARABLE LAND
SITUATED IN AND AROUND WEST PINCHBECK, LINCOLNSHIRE
IN TOTAL APPROXIMATELY 51.88 HECTARES (128.20 ACRES) OR THEREABOUTS**

**TO LET BY INFORMAL TENDER AS A WHOLE ON A 5 YEAR FARM BUSINESS TENANCY AGREEMENT COMMENCING
IN OCTOBER 2024**

Closing Date for Tenders: 12.00 NOON WEDNESDAY 25TH SEPTEMBER 2024

SPALDING: 01775 766766

BOURNE: 01778 420406

GRANTHAM: 01476 565371

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



DESCRIPTION:

A rare opportunity to acquire an initial five-year Farm Business Tenancy Agreement (Agricultural Tenancies Act 1995) of 51.88 Hectares (128.20 Acres) or thereabouts of excellent quality productive agricultural land situated in and around West Pinchbeck, Lincolnshire.

The land being offered to let comprises of Grade I agricultural land extending in total to 51.88 Hectares (128.20 Acres) or thereabouts available as a whole. All of the parcels are of a regular size and shape, suitable for modern agricultural machinery with good access to the public highway.

LOCATION:

The land lies in and around West Pinchbeck, Lincolnshire.

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.’ The land has previously been used for growing high quality crops of potatoes, vegetables, beet and cereal crops.

ACCESS:

The land benefits 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 “128.20 ACRES OR THEREABOUTS AT WEST PINCHBECK – SNEATH”

TENANCY:

The land is offered To Let on an initial five-year fixed term Farm Business Tenancy Agreement 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

SERVICES:

It is believed that there are no services connected to any of the land. Interested parties should make their own enquiries with the relevant utility authorities.

MAINTENANCE:

The Tenant(s) will be responsible for the maintenance of the dykes along with the Internal Drainage Board (where appropriate).

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.

It will be the responsibility of the Tenant to obtain their own machinery, crop 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 payments in respect of the farm.

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.

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 outgoing Tenant shall be given a right of holdover to remove the current growing crop on the parcel situated at Money Bridge Lane (south) being Field 7 on the Field Plan and Schedule of Areas and Back Cropping below.

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

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(s) will be responsible for the payment of the annual Drainage Rates to the Black Sluice Internal Drainage Board and Welland and Deepings 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, 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.**

SPORTING RIGHTS:

The Sporting Rights are not included in the letting of the land and are retained by the Landlord for use by a third party. In addition, areas of game cover are let to the Sporting Occupant as detailed in the Schedule of Areas and Back Cropping below. This arrangement is to continue during the term of the new Farm Business Tenancy Agreement.

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

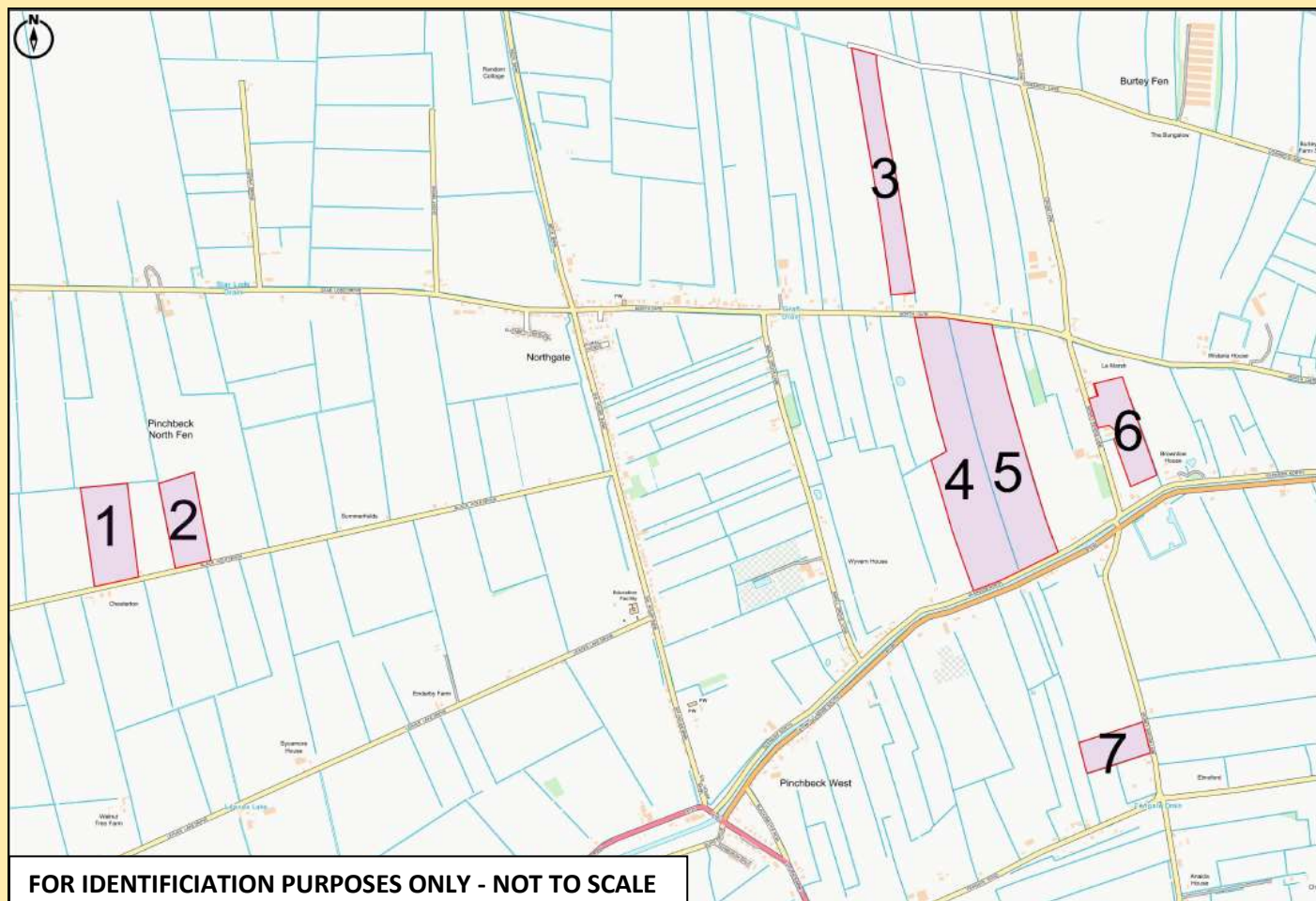
CONNECTED PARTY:

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.

AGENT NOTE – FARM BUILDING:

Whilst not included in the letting if an interested party required a general farm building the Landowner does have a building that could be rented – further enquiries should be made with the letting agent.

FIELD PLAN



SCHEDULE OF AREAS 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 | TF1725-9348 | 5.71 | 14.11 | V Peas | W Wht | W Wht | Potatoes | W Wht | W Wht | Pumpkin | W Wht |
| 2 | TF1825-1953 | 3.54 | 8.75 | V Peas | W Wht | W Wht | Potatoes | W Wht | W Wht | Pumpkin | W Wht |
| | | 0.61 | 1.50 | G Cover | G Cover | G Cover | G Cover | G Cover | G Cover | G Cover | G Cover |
| 3 | TF2026-6679 | 6.98 | 17.25 | V Peas | W Wht | W Wht | W Wht | Brassica | Potatoes | W Wht | Pumpkin |
| 4 | TF2025-9252 TF2025-9480 | 2.98 | 7.36 | W Wht | OSR | W Wht | Potatoes/ W Wht | W Wht | V Peas | W Wht | Pumpkin |
| | | 11.67 | 28.84 | | | | | | | | |
| 5 | TF2125-0781 | 12.61 | 31.17 | W Wht | OSR | W Wht | V Peas | W Wht | W Wht | Pumpkin | W Wht |
| | | 0.61 | 1.50 | G Cover | G Cover | G Cover | G Cover | G Cover | G Cover | G Cover | G Cover |
| 6* | TF2125-5087 | 4.41 | 10.90 | V Peas | W Wht | W Wht | W Wht | Brassica | Potatoes | Pumpkin | W Wht |
| 7 | TF2124-4872 | 2.76 | 6.82 | Brassica | W Wht | W Wht | W Wht | W Wht | W Wht | Pumpkin | W Wht |
| TOTAL | | 51.88 | 128.20 | | | | | | | | |

*An area extending to approximately 0.04 Acres is to be reserved from cropping in the north west of Field 6 (TF2125-5087) for the planting of a shelter belt of trees.

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





FURTHER INFORMATION:

If any further information is required regarding the Land, please contact 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 Welland and Deepings Internal Drainage Board Deeping House, Welland Terrace, Spalding, Lincolnshire, PE11 2TD CALL: 01775 725861 |

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 Ordnance Survey (Metric Edition) Plans and digital mapping have been used to ascertain the area of the land offered for sale 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 July / August 2024.

Ref: RAS/AMH/8.23 S11552

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.

