

EST 1770



CHARTERED SURVEYORS

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01778 420406

GRANTHAM
Trading As



01476 565371

Regulated by RICS



All correspondence is
issued on the basis of being
"Subject to Contract" unless
specified otherwise

Ref: RAS / AMH

16th July 2025

Dear Sir or Madam,

**RE: 41.51 HECTARES (102.57 ACRES) OR THEREABOUTS AT COWBIT,
LINCOLNSHIRE WITH FARMYARD AND FARM BUILDING**

SUBJECT TO LEASE

We are pleased to enclose the Lettings Particulars (subject to lease) and associated Informal Tender form in connection with the letting of Grade I and Grade II agricultural land, with the option of the farmyard and farm buildings, at Cowbit, near Spalding, Lincolnshire.

The farm is offered to let, as a whole, on an initial five-year Farm Business Tenancy Agreement.

Viewings of the farmyard and building are strictly by appointment via the Landlord's Agent (details below).

The deadline for Informal Tenders to be received is 12 noon on Friday 15th August 2025.
Tenders may also be submitted by email, by prior notification.

.../2

The Property Professionals for over 250 years

PARTNERS: C R M Longstaff FR.I.C.S., F.A.A.V. R D Longstaff BSc (Hons), M.R.I.C.S., F.A.A.V. K R Longstaff BSc (Hons), M.R.I.C.S., F.A.A.V. R A Start MSc, BSc (Hons) Agric, M.R.I.C.S., F.A.A.V.

A S Brotherton BSc (Hons), M.R.I.C.S. CONSULTANT (PRACTISING): J A Smith FR.I.C.S.

RESIDENTIAL LETTINGS MANAGERS: C A Sewell A Gibson ACCOUNTS AND AUCTION MANAGER: C Martin

R Longstaff & Co is a limited liability partnership registered in England and Wales with registered company number OC325008.

The registered office is R Longstaff & Co LLP, 5 New Road, Spalding, Lincolnshire PE11 1BS. Longstaff, Escritt Barrell Golding, EBG and Eckfords are all trading names of R Longstaff & Co LLP.

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CHARTERED SURVEYORS

-2-

If you would like to discuss any aspect of the proposed offering further, please do not hesitate to contact my Colleague or I via the details listed below:

Richard A Start MSc BSc (Hons) Agric MRICS FAAV, RICS Registered Valuer

07720 099 832

richardstart@longstaff.com

Alice Hunns MSc Real Est BSc (Hons) MRICS FAAV, RICS Registered Valuer

07902 370 234

alicehunns@longstaff.com

We look forward to hearing from you in due course.

Yours faithfully

Richard Start

Richard A Start MSc BSc (Hons) Agric, MRICS, FAAV

Mobile: 07720 099832

Email: richardstart@longstaff.com

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SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



By Direction of F A Drury Farms

**GOOD QUALITY ARABLE LAND WITH FARMYARD AND FARM BUILDING
SITUATED AT COWBIT, SPALDING, LINCOLNSHIRE
EXTENDING IN TOTAL TO APPROXIMATELY 41.51 HECTARES (102.57 ACRES) OR THEREABOUTS
GRADE 1 AND 2 ARABLE LAND
TO LET BY INFORMAL TENDER AS A WHOLE ON A 5 YEAR FARM BUSINESS TENANCY
AGREEMENT COMMENCING ON 11TH OCTOBER 2025**

Closing Date for Tenders: 12.00 NOON Friday 15th August 2025

SPALDING OFFICE: 01775 766 766

BOURNE OFFICE: 01778 420406

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**DESCRIPTION:**

An opportunity to acquire an initial five-year Farm Business Tenancy of 41.51 Hectares (102.57 Acres) or thereabouts of good quality productive agricultural land with farmyard and farm building with approximately 600 tonnes of grain storage capacity, situated at Cowbit, Lincolnshire. The property is offered as the land only or also the land and farmyard with farm building.

All of the parcels are of a regular size and shape, suitable for modern agricultural machinery, with good access to main roads.

A copy of the Plan is shown attached to these Particulars (for identification purposes only and not to scale) with the land shaded red and the farmyard and farm building shaded in blue.

Being offered to let by Informal Tender. Informal Tenders are to be received by **12 Noon on Friday 15th August 2025 to the Selling Agent's Spalding Office for the attention of Richard Start or Alice Hunns.**

Informal Tenders are being invited for the land only, and also, the land with the farmyard and farm building.

LOCATION:

The land lies to the east and west of Drain Bank, Cowbit, Lincolnshire. Cowbit is approximately 4.8 miles south of Spalding Town Centre. Cowbit is a short distance from surrounding rural settlements such as Crowland, Moulton Chapel and Weston Hills.

Land parcels are shown on the Plan attached to these Particulars (for identification purposes only and not to scale).

LAND AND SOILS CLASSIFICATION:

The land is classified as Grade 1 and 2 agricultural land on the Land Classification Map of England & Wales. The land is further classified by the Soil Survey of England and Wales as a mixture of the Wallasea 2 Association of Soils described as being 'deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils' capable of growing crops such as 'cereal, sugar beet potatoes, field vegetables and horticultural crops'.

ACCESS:

Most of the land parcels can be accessed from public highways.

METHOD OF LETTING:

The land is offered by way of Informal Tender. Tenders are invited for the agricultural land only and also for the agricultural land with farmyard and farm building. The closing date for Tenders is **12 noon on Friday 15th August 2025.** 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 "41.51 Hectares (102.76 Acres) or Thereabouts Arable Land at Cowbit." Further information available from the Landlord's Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP. Tenders may also be submitted by email, by prior notification.

TENANCY:

The land, farmyard and farm building are offered To Let on an initial five-year fixed term Farm Business Tenancy Agreement with a commencement date of 11th October 2025. The Tenancy will be produced on a Lincolnshire Association of Agricultural Valuers Farm Business Tenancy Agreement.

LANDLORD'S AREAS:

The Landlord wishes to retain the use of the liquid fertiliser tank situated in the farmyard offered, along with a pedestrian and vehicular access available at all times to this area. The water tank situated within the farmyard is to be included in the letting to the incoming Tenant.

HOLDOVER:

The current occupier reserves a right of holdover on the farmyard and buildings until 30th June 2026.

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 and reimbursing the Landlord for the insurance of the farmyard and farm building. It will be the Tenant's responsibility to insure their contents in the building.

SERVICES:

It is believed that there are no services connected to any of the agricultural land and any interested parties should make their own enquiries into this.

The farmyard and building benefit from mains water, mains electricity both single and three phase. The relevant utility accounts (electricity and water) are to be transferred to the incoming Tenant. Further information is available from the Landlord's Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

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 along with the Internal Drainage Board (where appropriate.) If the farmyard and farm building are let the Tenant(s) will also be responsible for the maintenance of these areas. Further details available from the Landlord's Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

TENANT RIGHT, DILAPIDATIONS & HOLDOVER:

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.

There is to be a right of holdover for the removal of the growing crops until 31st December 2025.

CONTRACTS AND QUOTAS:

There are no contracts or quotas available with the letting(s).

SPORTING RIGHTS:

There will be no Sporting Rights included with the letting of the land. The Sporting Rights are to remain with the Landlord or their designated nominee/s.

DRAINAGE RATES:

The Tenant(s) will be responsible for the payment of the annual Drainage Rates to the South Holland Internal Drainage Board.

EARLY ENTRY:

Early entry to the land may be possible, subject to the Farm Business Tenancy being completed and the first instalment of rent being paid. Early Entry will be at the risk of the incoming Tenant(s).

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. The incoming Tenant will need to obtain prior written consent from the Landlord ahead of entering any environmental stewardship scheme/SFI or similar. Landlord consent not to be unreasonably withheld.

SCHEDULE OF AREA AND BACK CROPPING:

RLR FIELD NUMBER	AREA		2025/2024	2024/2023	2023/2022	2022/2021	2021/2020	2020/2019
	HA	AC						
TF2518 6142	5.42	13.39	BEANS	WW	WW	OSR	WW	POTS
TF2618 0958	4.62	11.42	WW	WW	BEANS	SP WHT	SP WHT	BEANS
TF2518 5958	15.05	37.19	WW	BEANS	WW	OSR	WW	ONIONS
TF2518 3194	2.21	5.46	WW	WW	OSR	WW	BEANS	SP WHT
TF2518 0166	6.59	16.28	WW	WW	OSR	WW	BEANS	WW
TF2418 8382	2.57	6.35	SP BLY	WW	OSR	WW	BEANS	WW
TF2418 5995	4.64	11.47	SP BLY	WW	OSR	WW	WW	WW
TF2518 0182								
TF2518 1571								
	0.41	1.01	YARD					
	41.51	102.57						

BUILDING SCHEDULE:

AREA	DESCRIPTION	DIMENSIONS	AREA
Grain store	Steel portal framed grain store, pitched roof, part concrete, part drive on floor, sliding doors, mains water connection, single and three phase electricity.	18.47m x 32.06m	592.14m2
Farmyard	Concrete farmyard accessed directly off the public highway, gated access, mains water connected with single and three phase electricity in areas of the yard. There is a fan situated in the grain store which is to be used for drying purposes.		

VIEWING:

Interested parties are invited to walk the land during daylight hours 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 or to the land, or any part thereof.

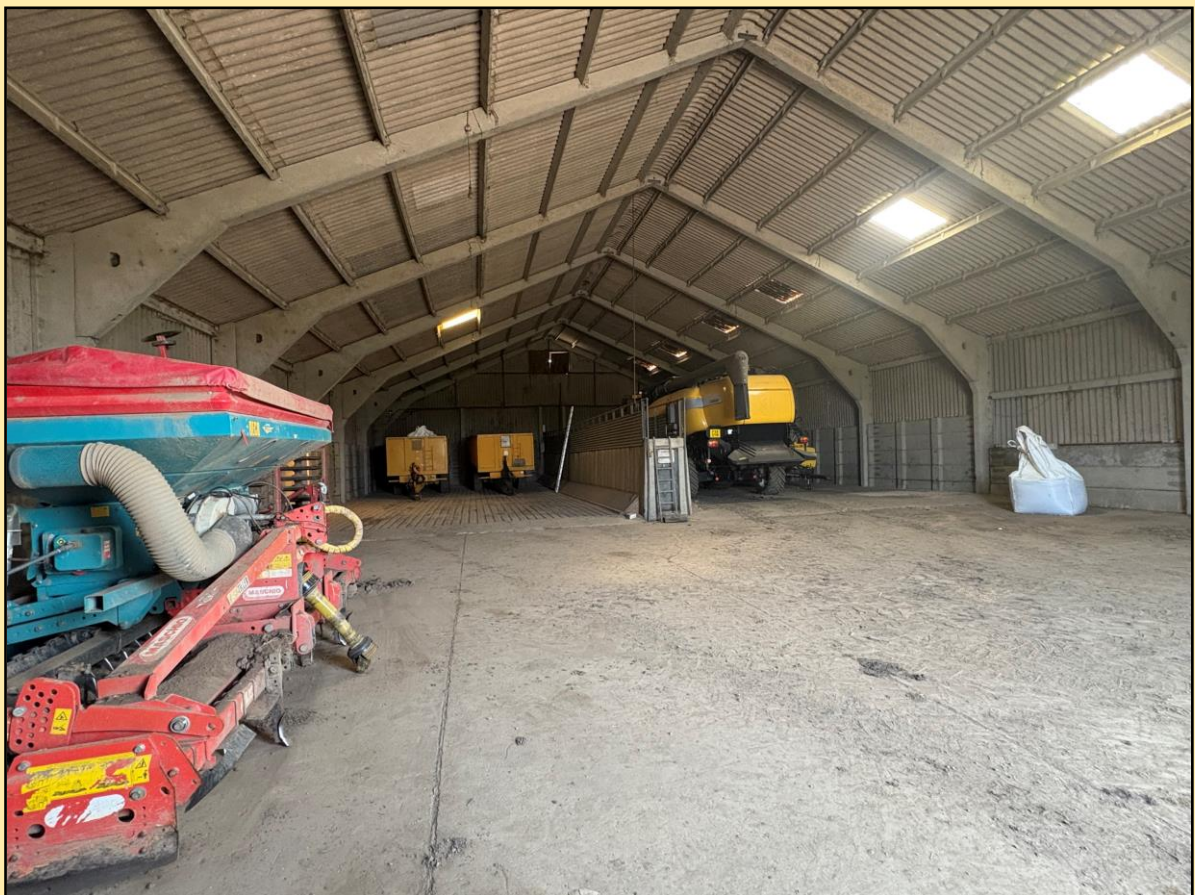
PLANS, AREAS & SCHEDULES:

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.

PHOTOGRAPHS OF THE FARMYARD AND BUILDING



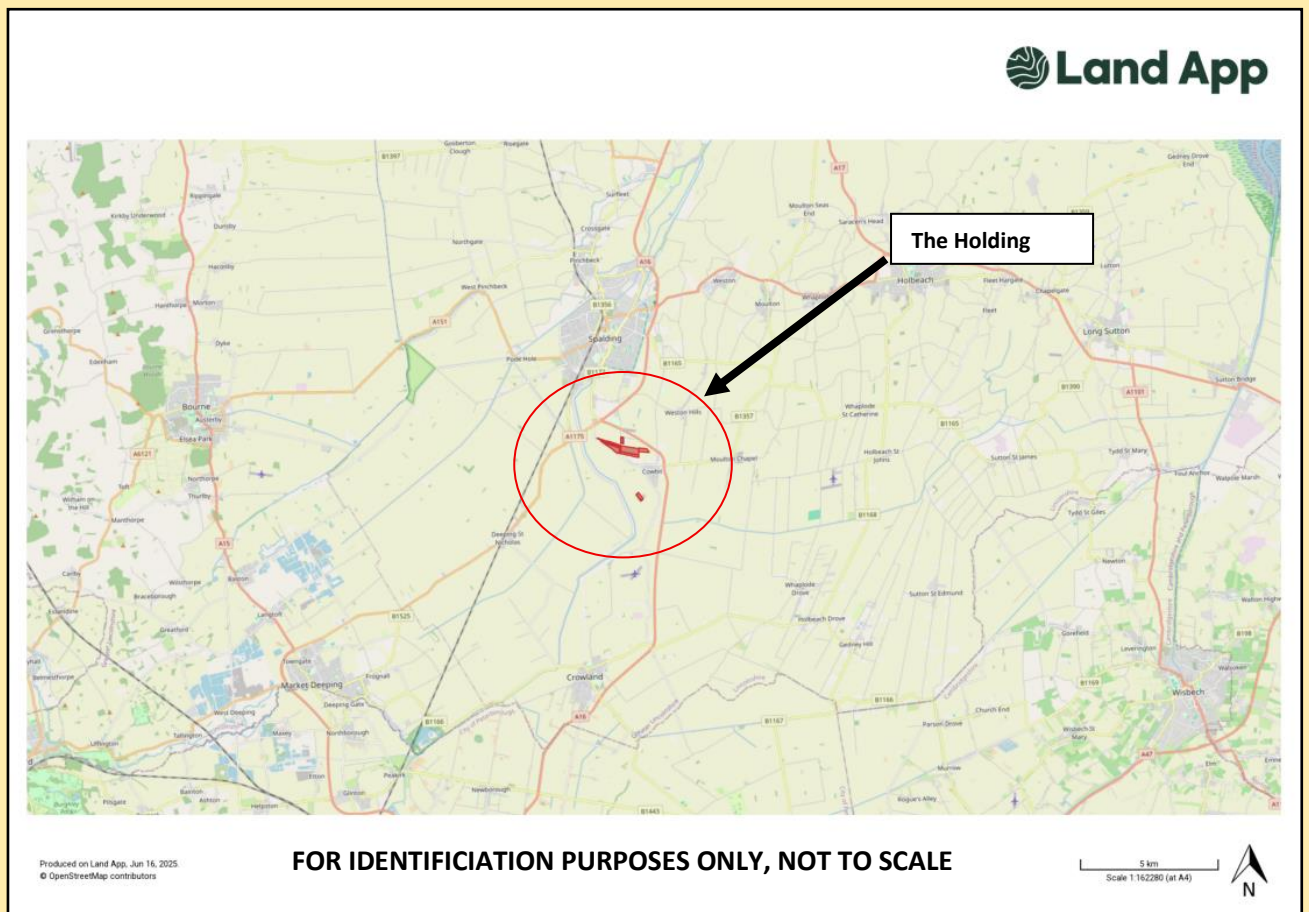
ADDITIONAL LAND PHOTOGRAPHS



SITE PLAN



LOCATION PLAN



FURTHER INFORMATION:

If any further information is required regarding the Land, please contact Richard Start (richardstart@longstaff.com) or Alice Hunns (alicehunns@longstaff.com), R. Longstaff and Co LLP.

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:	South Holland Internal Drainage Board Marsh Reeves, Foxes Lowe Road, Holbeach PE12 7PA CALL: 01553 819600

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 June/ July 2025.

Ref: S11804

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, R. Longstaff & Co., 5 New Road, Spalding, Lincolnshire, PE11 1BS

T: 01775 766766 Option 4

www.longstaff.com

CONNECTED PARTY DISCLOSURE: Please note, the instructing client is related to an individual from R. Longstaff and





FORM OF INFORMAL TENDER
SUBJECT TO CONTRACT AND LEASE

41.51 HECTARES (102.57 ACRES) OR THEREABOUTS
GRADE 1 & GRADE 2 ARABLE LAND TO LET WITH OR WITHOUT THE
FARM YARD AND GRAIN STORE
TO LET
COWBIT, SPALDING, LINCOLNSHIRE

Closing Date for Informal Tenders to be received at
The Offices of R. Longstaff & Co. 5 New Road, Spalding, Lincolnshire, PE11 1BS
by 12 Noon on Friday 15th August 2025

Name of proposed tenant(s):	
Address:	
Telephone: Mobile Telephone No: Email:	

Agent's or Solicitor's Name, Address and Telephone Number: Email: (if known) (Please leave this blank if you do not intend to use an agent or solicitor to deal with the tenancy matters)	
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Continuation of Informal Tender

SUBJECT TO CONTRACT AND LEASE

Proposed cropping for the next five year period: 	Intended use: Year 1: Year 2: Year 3: Year 4: Year 5:
<u>OFFER FOR THE ARABLE LAND ONLY</u> - 41.51 HECTARES (102.57 ACRES) OR THEREABOUTS Amount of Rent offered (per annum) in words and figures: 	£..... Per Annum

OFFER FOR 41.51 HECTARES (102.57 ACRES) OR THEREABOUTS OF ARABLE LAND, YARD AND BUILDING -

Amount of Rent offered (per annum)
in words and figures:

£..... Per Annum

.....

.....

SIGNED

.....

DATED

.....

NOTE: It is recommended that the tender figure should be for an odd amount to avoid identical tenders being received, it should be fixed and not escalating nor relating to any other tender. In making the tender, a prospective tenant shall be assumed to have made the necessary financial arrangements in order to proceed should the tender be successful. The landlord is not obliged to accept the highest nor any tender. Tenders may also be submitted by email, subject to prior notification.

Please Return this Form to:

FOR THE ATTENTION OF RICHARD START OR ALICE HUNNS,
R LONGSTAFF & CO LLP, THE AGRICULTURAL DEPARTMENT
5 NEW ROAD, SPALDING, LINCOLNSHIRE, PE11 1BS

Envelope to be Marked "ARABLE LAND AT COWBIT"

By

12 Noon on Friday 15TH August 2025