

EST 1770



CHARTERED SURVEYORS

**SPALDING**  
**01775 766766**

**5 New Road**  
**Spalding**  
**Lincolnshire**  
**PE11 1BS**

EMAIL  
spalding@longstaff.com  
WEB  
www.longstaff.com

**BOURNE**  
**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

16<sup>th</sup> July 2025

Dear Sir or Madam,

**RE: 313.68 HECTARES (775.10 ACRES) OR THEREABOUTS AT GOSBERTON AND  
SURFLEET FEN, GOSBERTON HIGH FEN, LINCOLNSHIRE COMPRISING OF  
ARABLE LAND WITH FARMYARD AND BUILDINGS**

**SUBJECT TO LEASE**

We are pleased to enclose the Lettings Particulars (subject to lease) and associated Informal Tender form in connection with Grade I and Grade II farmland extending in total to 313.68 Hectares (775.10 Acres) or thereabouts with farmyard and farm buildings known as Gosberton and Surfleet Fen Farm, Gosberton High Fen, Lincolnshire.

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

A viewing day is taking place on Thursday 31<sup>st</sup> July 2025 between 12 noon and 4pm for any interested parties to inspect the farmyard and buildings.

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

**The Property Professionals for over 250 years**

**PARTNERS:** C R M Longstaff F.R.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 F.R.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.

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

EST 1770



CHARTERED SURVEYORS

-2-

Further information is available in the electronic data room. Please contact Alice or I to request access to this.

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](mailto:richardstart@longstaff.com)

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

07902 370 234

[alicehunns@longstaff.com](mailto: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](mailto:richardstart@longstaff.com)**

**SPALDING**

**01775 766766**

**5 New Road  
Spalding  
Lincolnshire  
PE11 1BS**

**EMAIL**

**[spalding@longstaff.com](mailto:spalding@longstaff.com)**

**WEB**

**[www.longstaff.com](http://www.longstaff.com)**

**BOURNE**

**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*

## The Property Professionals for over 250 years

**PARTNERS: C R M Longstaff F.R.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 F.R.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.

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

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING AGRICULTURAL: 01775 765 536

[www.longstaff.com](http://www.longstaff.com)



**313.68 HECTARES (775.10 ACRES) OR THEREABOUTS OF ARABLE LAND TO LET**  
**GOSBERTON AND SURFLEET FEN FARM, GOSBERTON HIGH FEN, SPALDING LINCOLNSHIRE**

**AVAILABLE TO LET AS A WHOLE**

**TO LET BY INFORMAL TENDER AS A WHOLE ON AN INITIAL 5 YEAR FARM BUSINESS TENANCY  
AGREEMENT COMMENCING ON 11<sup>TH</sup> OCTOBER 2025**

**CLOSING DATE FOR TENDERS - 12.00 NOON FRIDAY 15<sup>th</sup> AUGUST 2025**

SPALDING OFFICE: 01775 766 766

BOURNE OFFICE: 01778 420406

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



**DESCRIPTION:**

A rare opportunity to acquire an initial five-year fixed term Farm Business Tenancy Agreement of 313.68 Hectares (775.10 Acres) or thereabouts of productive Grade I and Grade II arable land, farmyard and farm buildings to include a grain store with drive on floor and other general-purpose buildings situated at Gosberton and Surfleet Fen Farm, Spalding, Lincolnshire. The farm is available to let as a whole with the Farm Business Tenancy Agreement commencing from 11<sup>th</sup> October 2025.

A more detailed plan can also be viewed in the Data Room. Further details are available from the Vendor's Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

All of the fields are of a regular size and shape, suitable for modern agricultural machinery with good access to the public highway. Many of the parcels have been used for the growing of potatoes, brassicas, sugar beet, peas, oilseed rape and cereals.

**LOCATION:**

The farm is situated to the north of Fen Road, Gosberton Clough. Gosberton Clough is situated approximately 8.4 miles from Spalding.

The what3word location for the farmyard is [///trades.earpiece.turkeys](https://www.what3words.com/#!/trades.earpiece.turkeys)

**LAND AND SOILS CLASSIFICATION:**

The land is classified as Grade I & Grade II arable land on the Land Classification Map of England & Wales. The parcels are further classified by the Soil Survey of England and Wales as being a combination of the Wisbech and Wallasea II association of soils which are similarly described as being "deep stoneless calcareous course silty soils" capable of growing crops of "sugar beet, potatoes, field vegetables, horticultural crops and cereals."

**METHOD OF LETTING:**

The land is offered to let as a whole by Informal Tender. The closing date for Tenders is **12 noon on Friday 15<sup>th</sup> 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 envelope for the attention of Richard Start or Alice Hunns marked "*Arable land to let at Gosberton Fen Farm, Spalding*"

**TENANCY:**

The land is offered "To Let" on an initial five-year fixed term Farm Business Tenancy Agreement with a commencement date of 11<sup>th</sup> October 2025, 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, Richard Start or Alice Hunns, upon request or, by viewing online in the Data Room.

**DRAINAGE RATES:**

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

**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 6<sup>th</sup> April and 11<sup>th</sup> 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 Tenancy agreement on a fully repairing and insuring basis, by the tenant. The Tenant will maintain, repair and insure the farm buildings and associated infrastructure to the Holding. The Tenant(s) will be responsible for having Public Liability Insurance in place to a suitable level.

The Tenant will procure suitable buildings insurance from the commencement of the letting. It will be the responsibility of the Tenant to also obtain their own machinery, crop, contents insurance and public liability insurance. The Tenant will keep the Landlord's fixed equipment and buildings insured to a suitable value.

**HOLDOVER:**

The outgoing tenant reserves a right of holdover until 31<sup>st</sup> December 2025 for any sugar beet and potatoes, and a right of holdover until 28<sup>th</sup> February 2026 for existing stewardship / SFI options, as detailed in the plan available in the data room. The outgoing Tenant also reserves a right of holdover until 30<sup>th</sup> April 2026 on the farmyard and buildings.

**VIEWING:**

There will be a **viewing day on 31st July 2025 between 12 noon and 4pm at Gosberton Fen Farm** for any parties wishing to inspect the farm buildings and land or discuss any particular points in connection with the letting of the farm.

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.**

**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.

**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.

**SFI / EXISTING ENVIRONMENTAL SCHEMES:**

We are informed that the land parcels are currently part of an SFI / Environmental Scheme. The scheme will not be transferred to the purchaser and the relevant parcels will be removed from the Vendors SFI Agreement.

**MAINTENANCE:**

The Tenant will be responsible for the maintenance of the Holding (s) to include the farm buildings, farmyards, trees, hedges 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.

**CONTRACTS AND QUOTAS:**

No contracts or quotas are included in the letting of the land parcels.

**LAND DRAINAGE:**

We are informed that parts of the farm benefit from being under drained and that further land drainage improvements were undertaken in 2018 and 2020. Copies of the plans, so far as they are held by the Agent, have been uploaded to the data room.

**SUB-LETTING:**

The Landlord permits the Tenant to sub-let no more than 20% of the total land within the Farm Business Tenancy Agreement in each year of the Agreement for the growing of agricultural crops only.

## SCHEDULE OF AREAS AND BACK CROPPING

*N.b. Further back cropping is available in the Agent's data room*

FARM FIELD NUMBER	RLR FIELD NUMBER	EPS TOTAL AREA		PAST CROPPING				
		HA	AC	2024/2025	2023/2024	2022/2023	2021/2022	2020/2021
1	TF1630-3533*	17.82	44.03	WWheat	SBeet	Cabbage	Pots	WWheat
2	TF1629-3974	19.83	49.00	Pots/ SFI AHL2	WWheat/ SFI AHL2	Peas/ELS	WWheat/ELS	SBeet/ELS
3	TF1630-7136	21.32	52.68	WWheat	Sp Barley	Sp Barley	SBeet	WWheat
4	TF1629-7474	21.12	52.19	WWheat/ Sp Wheat	SBeet/ Sp Barley	Cabbage	WWheat/ELS	Pots
5	TF1730-0829	21.89	54.09	Sp Barley/Fallow	Pots/Fallow	WWheat/ Sp Barley	SBeet	WWheat
6	TF1730-0005	20.45	50.53	WWheat	SBeet/ Sp Barley	Cabbage	WWheat	Pots
7	TF1730-4122	11.97	29.58	SBeet/ SFI AHL2	Sp Barley/ SFI AHL2	Sp Beans/ELS	WWheat/ELS	WWheat/ELS
8	TF1730-4476	13.04	32.22	SBeet	WWheat	Sp Beans/ELS	WWheat	WWheat
9	TF1730-6767 & TF1730-7508	11.68	28.86	Peas/W Wheat/ SFI AHL2	Sp Barley/ SFI AHL2	SBeet/ELS	WWheat	WWheat
10	TF1729-7673	13.03	32.20	SBeet	Peas	WWheat	Veg	WWheat
11	TF1730-7634	10.69	26.41	Sp Barley/Fallow	SBeet	Salad Onions/W Wheat	WWheat	SBeans
12	TF1730-8660	16.14	39.88	Sp Barley/Fallow	Cabbage	WWheat	WWheat	SBeans
13	TF1830-1046	3.09	7.64	Sp Barley/Fallow	Cabbage	WWheat	WWheat	SBeans
14	TF1730-4378	8.67	21.42	WWheat	Sp Barley	WWheat	SBeans	WWheat
15	TF1731-2619	9.11	22.51	WWheat	Sp Barley	WWheat	SBeans	WWheat
16	TF1731-0203	15.28	37.76	WWheat	Sp Barley	WWheat	SBeans	WWheat
17	TF1630-9975	27.31	67.48	WWheat/ Sp Barley/ Fallow SFI AHL2	Cabbage/ SFI AHL2/ Fallow	Pots/ELS	WWheat/ELS	SBeet/ELS
18	TF1630-4689	6.99	17.27	WWheat	Sp Barley	SBeans	WWheat	Pots
19	TF1630-2991	6.83	16.88	Peas/ SFI AHL2	WWheat/ SFI AHL2	SBeet/ELS	WWheat	Veg
20	TF1631-4827	10.73	26.51	Peas/ SFI AHL2	WWheat/ SFI AHL2	SBeet/ELS	WWheat	Veg
21	TF1631-6561	21.65	53.50	Cabbage	Cabbage/W Wheat	SBeet/W Wheat	Pots	Peas
	TF1630-2167*	0.93	2.30	YARD				
	TF1630-3868	0.26	0.64	PADDY HUT AND FARM YARD ACCESS TRACK				
	TF1630-4561*	1.47	3.63	TREES				
	TF1631-6418	2.38	5.88	TREES AND GRASS				
	TF1631-7025							
	TF1631-7130							
		<b>313.68</b>	<b>775.10</b>					



**ACCESS:**

The farm is well appointed with internal farm tracks serving the majority of the land parcels with access to the farm from the south via Fen Road and to the north from Broad Drove.

**SERVICES:**

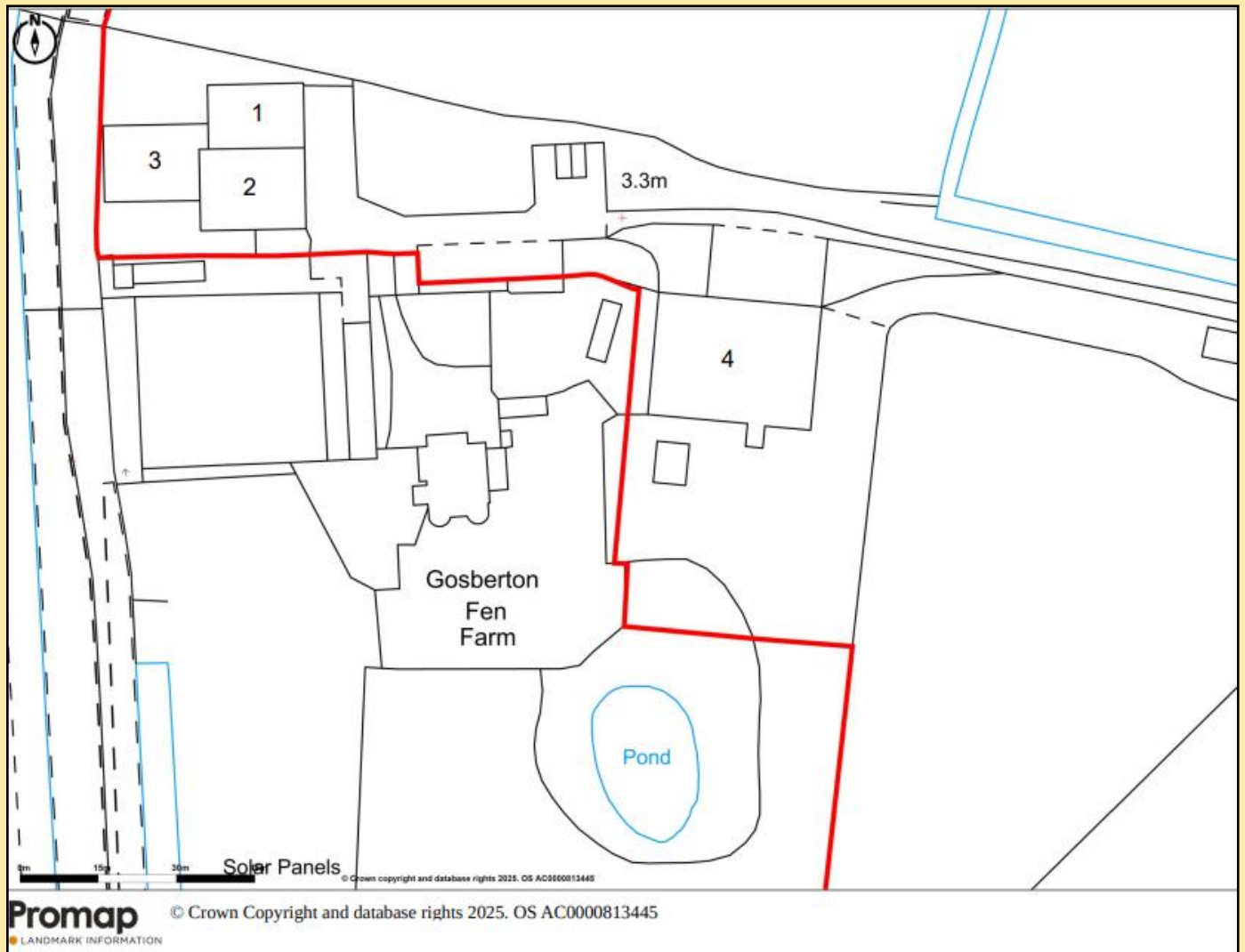
The farm benefits from single and three phase electricity. Water is supplied via two private borehole supplies.

**FERTILISER TANKS:**

The liquid fertiliser tanks are not included in the letting of the farm so far as they are not owned by the Landlord. We are informed that they are the property of Omex Chemicals, and should any incoming Tenant wish to have them retained on site, enquiries should be made through the letting Agent – Richard Start or Alice Hunns, R. Longstaff and Co LLP.



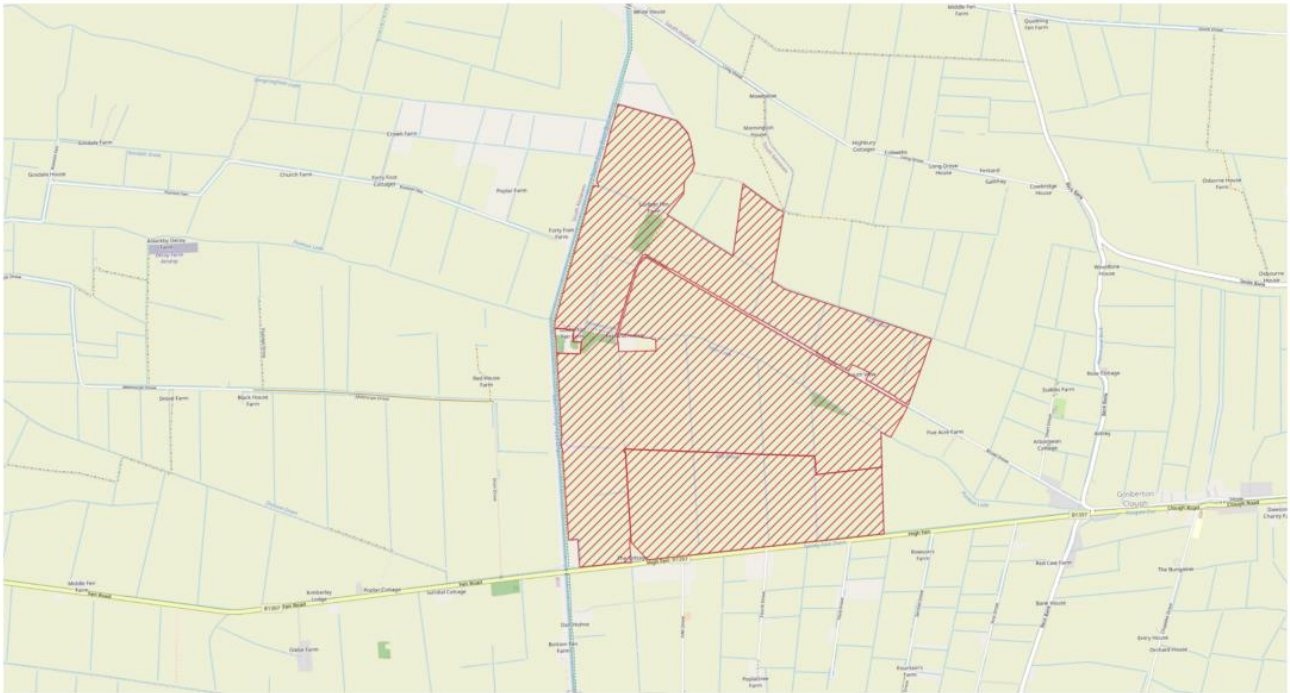
## FARMYARD AND FARM BUILDINGS



PLAN REFERENCE	BUILDING	MEASUREMENTS	DESCRIPTION
1	General purpose building	11.07m x 18.15m	Concrete floor, portal framed, roller shutter door
2	General purpose building	17.45m x 15.1m	Concrete floor, portal framed, roller shutter door, continuation into second building
3	General purpose building	14.83m x 17.94m	Accessed via general purpose building 2 described above
4	Grain store	24.05m x 20.95m	Concrete floor, part drive on floor, steel portal framed, pitched roof, asbestos/fibre cement rainwater goods with fan house and twin typhoon 1400hp fans.
5	Lean to	10.16m x 24.09m	Lean to attached to grain store with soil floor

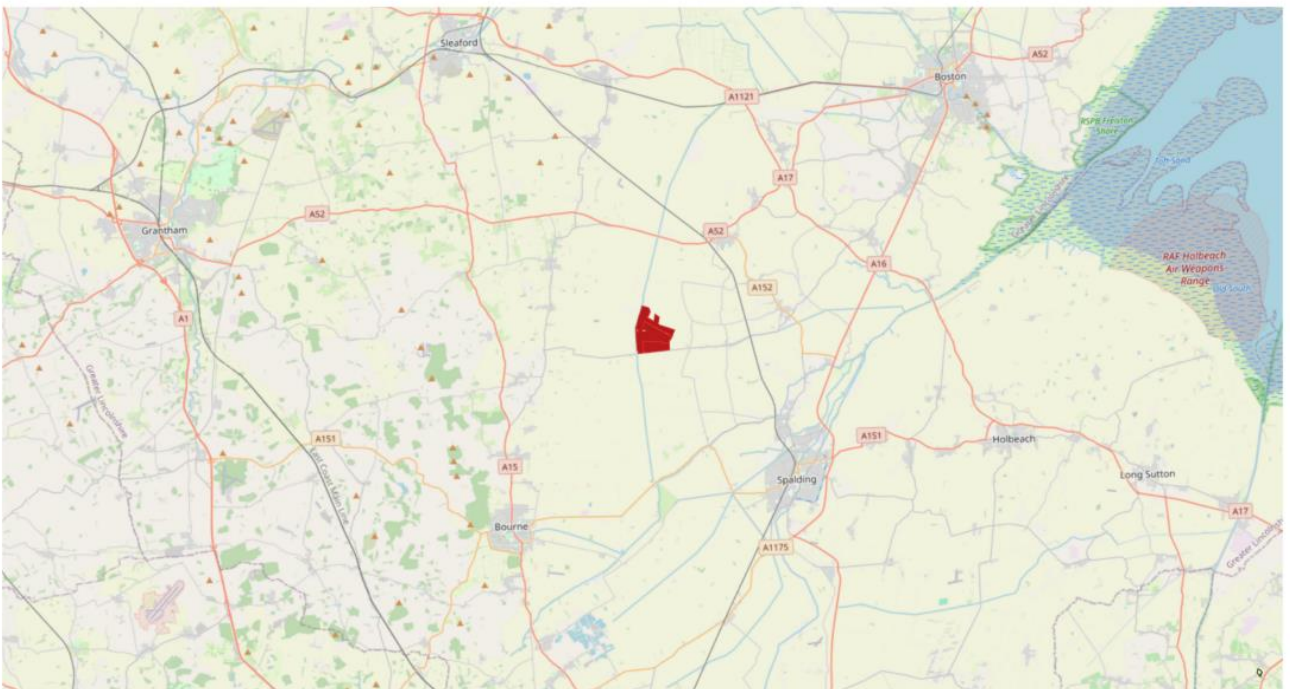
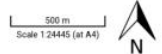
*N.B. Further information and photographs are available in the Agent's Data Room*

## PLAN OF THE HOLDING



Produced on Land App, Jun 24, 2025.  
© OpenStreetMap contributors

**FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**



Produced on Land App, Jun 24, 2025.  
© OpenStreetMap contributors

**FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**









**NITRATE VULNERABLE ZONE:**

The entire holding falls within a Nitrate Vulnerable Zone. Further details are available from the Landlord's Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

**SOIL TESTING:**

If requested by the Landlord, Soil testing (to include P, K, Magnesium, pH, Organic Matter) and a soil health report 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.

**DATA ROOM:**

Further information is available in the electronic data room, to include:

1. Schedule of 18 years of back cropping
2. Sugar Beet soil test results
3. Redacted example copy of the Lincolnshire Association Agricultural Valuers Farm Business Tenancy Agreement (subject to lease)
4. Plan of the holding
5. Drainage plans (supplied to the Letting Agent)
6. Rural Land Registry LPIS plans
7. Area schedule

Further information may also be available in the data room, subject to availability.



## **NOTES**

**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  
Council Offices, 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, Boston 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 July 2025.

Ref: S11824. V1.0

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](http://www.longstaff.com)





**FORM OF INFORMAL TENDER**  
**SUBJECT TO CONTRACT AND LEASE**

---

**313.68 HECTARES (775.10 ACRES) OR THEREABOUTS**  
**GOSBERTON AND SURFLEET FEN FARM, GOSBERTON HIGH FEN,**  
**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 15<sup>th</sup> August 2025.**

<b>Name of proposed tenant(s):</b>	
<b>Address:</b>	
<b>Telephone:</b>  <b>Mobile Telephone No:</b>  <b>Email:</b>	
<b>Agent's or Solicitor's Name, Address and Telephone Number:</b>        <b>Email: (if known)</b>  <b>(Please leave this blank if you do not intend to use an agent or solicitor to deal with the tenancy matters)</b>	

**Continuation of Informal Tender**

**SUBJECT TO CONTRACT AND LEASE**

<b>Proposed cropping for the next five-year period:</b>	<b>Outline the intended use</b>
	Year 1: .....
	Year 2: .....
	Year 3: .....
	Year 4: .....
	Year 5: .....

<b><u>Gosberton and Surfleet Fen Farm</u></b>	
<b>Amount of Rent offered (per annum) in words and figures:</b>	<b>£..... Per Annum</b>
	.....
	.....
<b>Signed:</b>	
<b>Dated:</b>	

**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:

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

**Envelope to be Marked “GOSBERTON AND SURFLEET FEN FARM”**

**By**

**12 Noon on Friday 15<sup>th</sup> August 2025**