

EST 1770



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

Ref: RAS / AMH

1st September 2025

Dear Sir or Madam,

RE: 59.76 HECTARES (147.67 ACRES) OR THEREABOUTS OF GRADE I AND GRADE II ARABLE LAND OFF GOREDIKE BANK, GOREFIELD, CAMBRIDGESHIRE AND 19.09 HECTARES (47.17 ACRES) OFF BUSTARD'S LANE, WALPOLE ST ANDREW, WISBECH, NORFOLK

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 78.85 Hectares (194.84 Acres) or thereabouts comprising of 59.76 Hectares (147.67 Acres) or thereabouts off Goredike Bank, Gorefield and 19.09 Hectares (47.17 Acres) or thereabouts off Bustard's Lane, Walpole St Andrew.

The farm is offered to let, as a whole or in two separate lots, on a initial five year Farm Business Tenancy Agreement.

The deadline for Informal Tenders to be received is 12 noon on Friday 26th September 2025. Tenders may also be submitted by email to Alice Hunns (alicehunns@longstaff.com), by prior notification.

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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.

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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

Alice Hunns MScRealEst 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

EST 1770



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78.85 HECTARES (194.84 ACRES) OR THEREABOUTS OF GRADE I AND GRADE II ARABLE LAND

59.76 HECTARES (147.67 ACRES) OFF GOREDIKE BANK, GOREFIELD, CAMBRIDGESHIRE AND 19.09 HECTARES (47.17 ACRES) OFF BUSTARD'S LANE, WALPOLE ST ANDREW, WISBECH, NORFOLK

AVAILABLE TO LET AS A WHOLE OR IN TWO LOTS ON A FIVE-YEAR FARM BUSINESS TENANCY AGREEMENT

CLOSING DATE FOR TENDERS - 12.00 NOON FRIDAY 26TH SEPTEMBER 2025

SPALDING OFFICE: 01775 766 766

BOURNE OFFICE: 01778 420406

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DESCRIPTION:

An exciting opportunity to acquire an initial five-year fixed term Farm Business Tenancy Agreement of 78.85 Hectares (194.84 Acres) or thereabouts of productive Grade I and Grade II arable land comprising of 59.76 Hectares (147.67 Acres) or thereabouts off Goredike Bank, Gorefield, Cambridgeshire and, 19.09 Hectares (47.17 Acres) or thereabouts off Bustard's Lane, Walpole St Andrew, Wisbech. Many of the parcels have been used for the growing of a range of high-quality crops to include potatoes, sugar beet, legume crops and cereals.

The land is available to let by as a whole or in two lots on an initial five-year Farm Business Tenancy Agreement commencing from 11th October 2025. All Informal Tenders are to be received at the R. Longstaff and Co LLP Spalding Office by **12 noon on Friday 26th September 2025.**

SUB-LETTING:

The Landlord permits the Tenant to sub-let no more than an average of 20% of the land per annum or, the whole land within the Farm Business Tenancy Agreement no more than once in the five year fixed term period. Further information can be obtained from the Letting Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

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 26th September 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 Gorefield and Walpole St Andrew"*

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 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 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 Tenancy agreement on a fully repairing and insuring basis, by the tenant. Tenant will keep the Landlord's fixed equipment insured to a suitable value.

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. Consent is not to be unreasonably withheld.

DATA ROOM:

Further information can be viewed in the online Data Room (to include Rural Land Registry plans and further back-cropping). To be enabled access to the online Data Room, please contact the Landlord's Agents, Richard Start or Alice Hunns, R. Longstaff and Co LLP.

VIEWING:

Interested parties are requested to make an appointment with the letting agents to walk the land, 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 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.

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. 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. It should be noted that the landowner and outgoing Tenant have entered into a non-intrusive survey licence for the National Grid Grimsby to Walpole overhead pylon scheme on some of the land parcels included in the offering. At this stage, there are no definitive plans regarding the exact location of the construction phase. However, all parcels included in the offering appear to fall outside of the Grimsby to Walpole draft Order Limits plan produced by National Grid. Albeit, this will be confirmed in due course.

MAINTENANCE:

The Tenant will be responsible for the maintenance of the Holding (s) to include 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.

HOLDOVER:

The outgoing tenant reserves a right of holdover until 31st December 2025 to lift the growing sugar beet crop.

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.

SPORTING RIGHTS:

The Sporting Rights are not included in the letting of the land and are to be reserved to the Landlord. Further details are available from the Landlord's Agent – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

**LOT 1 – 59.76 HECTARES (147.67 ACRES) OR THEREABOUTS OF ARABLE LAND SITUATE OFF GOREDIKE BANK,
GOREFIELD, CAMBRIDGESHIRE**



DESCRIPTION:

59.76 Hectares (147.67 Acres) or thereabouts of arable land situate off Goredike Bank, Gorefield, Cambridgeshire extending over five enclosures, all of a regular size and shape which are suitable for modern agricultural machinery.

LOCATION:

The land is situate to the north west of the village of Gorefield. Gorefield lies approximately 4 miles northwest of the town of Wisbech, Cambridgeshire. The What3Word locations for all parcels are as follows:

- 1) TF4012 8050 - ///absorb.public.saga
- 2) TF4012 7876 - ///spearhead.list.perfumed
- 3) TF4012 3856 - ///cubed.shocks.combining
- 4) TF4012 2886 - ///ethic.author.compacts
- 5) TF3912 9745 - ///glee.buzzing.commuted

LAND AND SOILS CLASSIFICATION:

The land is classified as 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 of the Normoor series being a deep stoneless clayey soil.

ACCESS:

The land can be accessed directly off the public highway known as Goredike Bank. The land parcels also benefit from internal farm tracks.

SERVICES:

We are informed that there is a mains water connection situate to the north of the shed which is metered. We are not aware of any other services connected to the land.

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.

LOT 1 - SCHEDULE OF AREAS AND BACK CROPPING

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

FIELD NAME	OS FIELD NUMBER	AREA		2025	2024	2023	2022
		HA	ACRES				
G1	TF4012 8050	6.45	15.94	Spring Barley	Spring Wheat	Sugar Beet	Winter Wheat
G2	TF4012 7876	4.63	11.44	Spring Barley	Spring Wheat	Sugar Beet	Winter Wheat
G3	TF4012 3856	17.17	42.43	Winter Wheat	Winter Wheat	Sweet Potatoes	Winter Wheat
G4	TF4012 2886	24.18	59.75	Fallow/ Sugar Beet	Winter Wheat	Winter Wheat	Potatoes
G5	TF3912 9745	7.83	18.11	Spring Barley	Sweet Potatoes	Winter Wheat	Winter Wheat
TOTAL		59.76	147.67				

SITE PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

**LOT 2 – 19.09 HECTARES (47.17 ACRES) OR THEREABOUTS OF ARABLE LAND SITUATE OFF BUSTARD’S LANE,
WALPOLE ST ANDREW, WISBECH, CAMBRIDGESHIRE, PE14 7LS**



DESCRIPTION:

19.09 Hectares (47.17 Acres) or thereabouts of Grade I arable land extending over one enclosure, being of a regular size and shape for modern agricultural machinery. The land has been used for growing a range of crops to include potatoes and sugar beet.

LOCATION:

The land lies to the southeast of Bustards Lane and Walpole Lane which are between Walpole St Andrew and Walpole St Peter. The What3Word location for the parcel is as follows -

1) TF5117 8217 - ///overused.nimbly.tonsils

LAND AND SOILS CLASSIFICATION:

The land is classified as Grade I on the former MAFF Land Classification Map of England & Wales (sheet 124). In addition, the land is further classified by the Soil Survey of England and Wales as being of the Blacktoft Soil Association which is described as *“deep stoneless calcareous fine and coarse silty soils. Some Calcareous clayey soils.”* This is further deemed suitable for growing crops such as *“potatoes, sugar beet, cereals, some field vegetables and horticultural crops.”*

ACCESS:

The land can be accessed directly off the public highways known as Bustards Lane and Walpole Lane.

SERVICES:

We are not aware of any services connected to the land parcel but interested parties are advised to make their own enquiries.

SOIL TESTING:

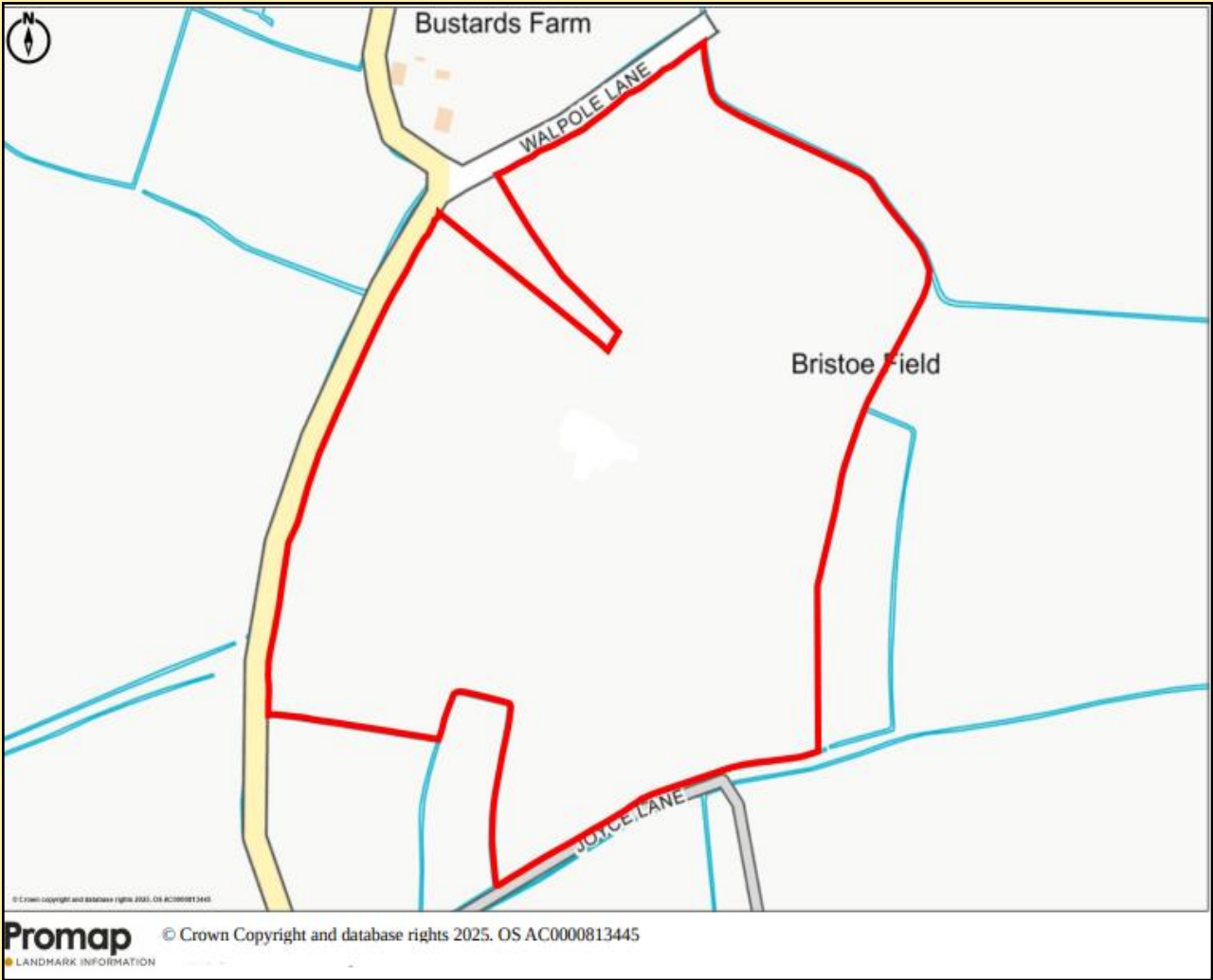
If requested by the Landlord, Soil testing (to include P, K, Magnesium, pH, Organic Matter) and a soil health report is to be undertaken at the commencement of the tenancy, with the cost shared equally between landlord and tenant. The tenant is to maintain the soil on the Holding in a healthy condition 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.

LOT 2 - SCHEDULE OF AREAS AND BACK CROPPING

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

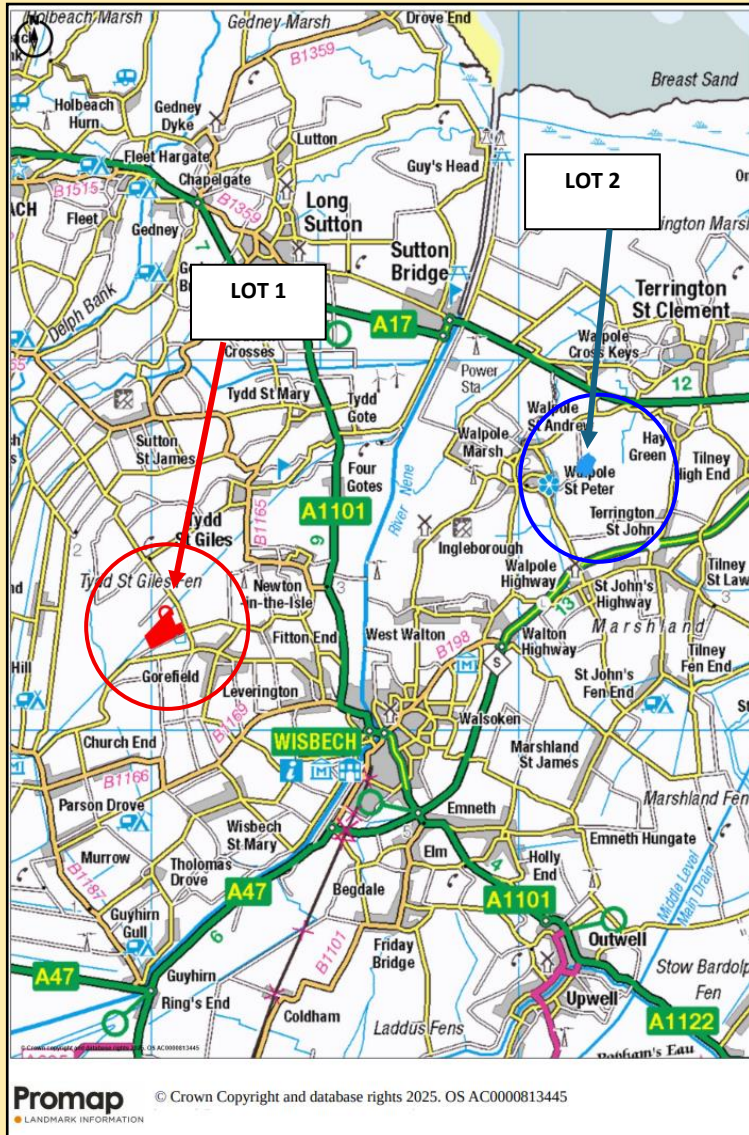
FIELD NAME	OS FIELD NUMBER	AREA		2025	2024	2023	2022	2021
		HA	ACRES					
Walpole St Andrew Field	TF5117 8217	19.09	47.17	Winter Wheat	Sweet Potatoes	Winter Wheat	Winter Wheat	Sweet Beet
TOTAL AREA		19.09	47.17					

SITE PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

LOCATION PLAN OF LOT 1 AND LOT 2



LOCAL AUTHORITIES:

District & Planning:

Norfolk County Council
Martineau Lane, Norwich NR1 2DH
CALL: 0344 800 8020

Water:

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

County & Highways:

Norfolk County Council
Martineau Lane, Norwich NR1 2DH
CALL: 0344 800 8020

Internal Drainage Board:

North Level Internal Drainage Board
Drainage Office, Station Road, Thorney, PE6 0QE
CALL: 01733 270 333

Kings Lynn Internal Drainage Board
Pierpoint House, 28 Horsley's Field King's Lynn PE30 5DD
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 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 2025. 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.

REF: S11855

FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

CONTACT:

For any further queries, please contact –

Richard Start or Alice Hunns, R. Longstaff and Co LLP

richardstart@longstaff.com
alicehunns@longstaff.com

R. Longstaff & Co. LLP, 5 New Road, Spalding, PE11 1BS
T: 01775 766766 Option 4 www.longstaff.com



FORM OF INFORMAL TENDER
SUBJECT TO CONTRACT AND LEASE

**78.85 HECTARES (194.84 ACRES) OR THEREABOUTS OF GRADE I
AND GRADE II ARABLE LAND OFF GOREDIKE BANK, GOREFIELD AND
OFF BUSTARDS LANE, WALPOLE ST ANDREW**

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 26th September 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)	

Continuation of Informal Tender

SUBJECT TO CONTRACT AND LEASE

Proposed cropping for the next five-year period:	Outline the intended use
	Year 1:
	Year 2:
	Year 3:
	Year 4:
	Year 5:

<p><u>LOT 1 ONLY</u></p> <p><u>59.76 Hectares (147.67 Acres) or thereabouts of arable land situate off Goredike Bank, Gorefield, Cambridgeshire</u></p> <p>Amount of Rent offered (per annum) in words and figures:</p>	<p>£..... Per Annum</p> <p>.....</p> <p>.....</p>
<p><u>LOT 2 ONLY</u></p> <p><u>19.09 Hectares (47.17 Acres) or thereabouts of arable land situate off Bustard's Lane, Walpole St Andrew, Wisbech</u></p> <p>Amount of Rent offered (per annum) in words and figures:</p>	<p>£..... Per Annum</p> <p>.....</p> <p>.....</p>
<p><u>THE WHOLE (LOT 1 AND LOT 2)</u></p>	<p>£..... Per Annum</p> <p>.....</p> <p>.....</p>

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:
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 TO LET AT GOREFIELD AND WALPOLE ST ANDREW”
12 Noon on Friday 26th September 2025**