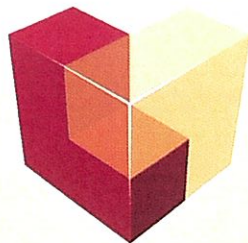


EST 1770



Longstaff^{.COM}

SPALDING AGRICULTURAL: 01775 766766 www.longstaff.com



WHAT3WORDS LOCATION: [///moderated.museum.forget](https://www.what3words.com////moderated.museum.forget)

ARABLE LAND OFF MIDDLE MARSH ROAD, MOULTON MARSH

Total Area: 3.56 Hectares (8.8 Acres) or thereabouts

GUIDE PRICE: £125,000 SUBJECT TO CONTRACT

"BEST AND FINAL" OFFER DEADLINE – 12 NOON ON THURSDAY 19TH JUNE 2025

- Grade I Agricultural Land
- Suitable for a variety of uses (subject to planning)
- Vacant possession available from August 2025

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**DESCRIPTION:**

An opportunity to acquire 3.56 Hectares (8.88 Acres) or thereabouts of Grade I Arable Land situated off Red Cow Drove, Moulton Marsh. The land extends over a singular, regular shaped enclosure which is capable of growing a range of high-quality crops such as flowers, brassicas and cereals. The land may also be suitable for a range of other uses (subject to planning). Part of the parcel comprises of a small spinney (approximately 0.87 Acres or thereabouts) and a small area has been used for game cover. The remainder of the parcel has been used for commercial arable operations.

LOCATION:

The land lies to the South of Middle Marsh Road and to the East of Red Cow Drove, Moulton Marsh. Moulton Marsh is situate approximately 3.2 miles south east of the village of Fosdyke. Fosdyke provides a range of small scale, local services with a wider range of amenities available in the nearby towns of Boston (approximately 11.2 miles north of Moulton Marsh) and Spalding (approximately 12.5 miles southwest of Moulton Marsh).

SOIL TYPE:

The land is classified as Grade I agricultural land on the former Ministry of Agriculture, Fisheries & Food Land Classification Map of England and Wales. The actual soil type is further described by the Soil Survey of England and Wales as being of the Wisbech Association of Soils which is further characterised as being "Deep stoneless calcareous coarse silty soils. Groundwater usually controlled by ditches or pumps. Flat land with low ridges."

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS

The Land will be sold 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. It is the potential purchaser's responsibility to investigate the availability of the above, this will be at the cost of the potential purchaser.

Please note, the Conveyance for the property makes reference to two 3" cast iron mains running under parts of the land and, shows a 3 S.V. Washout. The Conveyance also makes reference to an electricity wayleave agreement. Further information is available from the Sellers Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP. Interested parties are advised to make their own enquiries.

ACCESS/ SPORTING RIGHTS/MINERALS AND TIMBER :

The land is accessed directly off Red Cow Drove, Moulton Marsh. The Sporting Rights are included in the sale as far as owned by the Seller. The mineral rights are included in the sale as far as owned by the Seller.

OUTGOINGS:

Drainage rates are payable to the South Holland Internal Drainage Board.

BACK CROPPING – Further back cropping is also available from the Vendor's Agent's – Richard Start or Alice Hunns

YEAR	CROP
2025	Larkspur
2024	Cornflower
2023	Winter Wheat
2022	Larkspur
2021	Carthamus
2020	Sunflowers

TENURE:

The land will be available with vacant possession from August 2025.

VALUE ADDED TAX:

Should a sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such Tax will be payable by the Purchaser(s) in addition to the contract price. All Guide Prices quoted, or prices discussed are exclusive of VAT. In the event the property or any part thereof, any rights, contractors, or quotas or Entitlements become a chargeable supply for the purpose of VAT any such taxes will be payable in addition to the purchase price at the appropriate rate.

VIEWING:

Viewings are strictly by prior appointment only with the Vendors Agent - Richard Start or Alice Hunns on 01775 766 766.

SERVICES:

We are not aware of any services connected to the land. All enquiries should be made by any interested party to the relevant utility authorities at their own cost.

PLANS, AREAS, AND SCHEDULE:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey, Rural Land Registry, Promap Digital Mapping and LPIS Plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.

METHOD OF SALE:

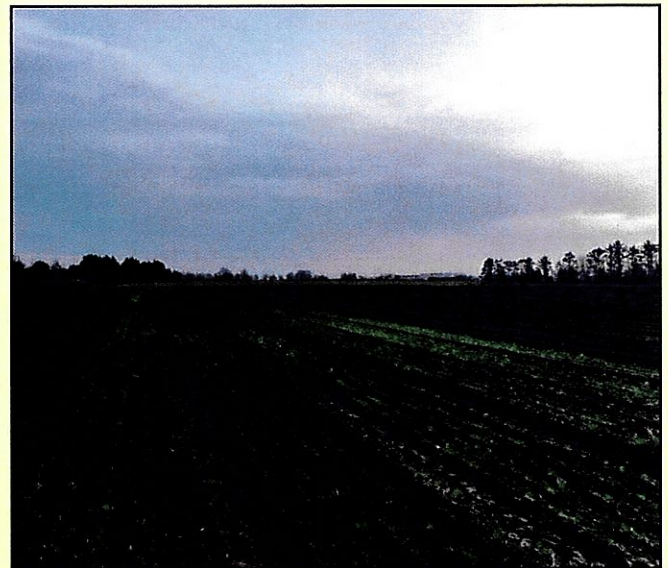
The Vendor reserves the right to conclude the sale by 'Best and Final' offers or by private auction. The land is offered for sale freehold with vacant possession. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent – Richard Start or Alice Hunns on 01775 766 766.

HEALTH AND SAFETY:

Any party wishing to enter the land to inspect are requested to take suitable health and safety precautions. Parties enter the property entirely at their own risk.

CONTRACTS AND QUOTAS:

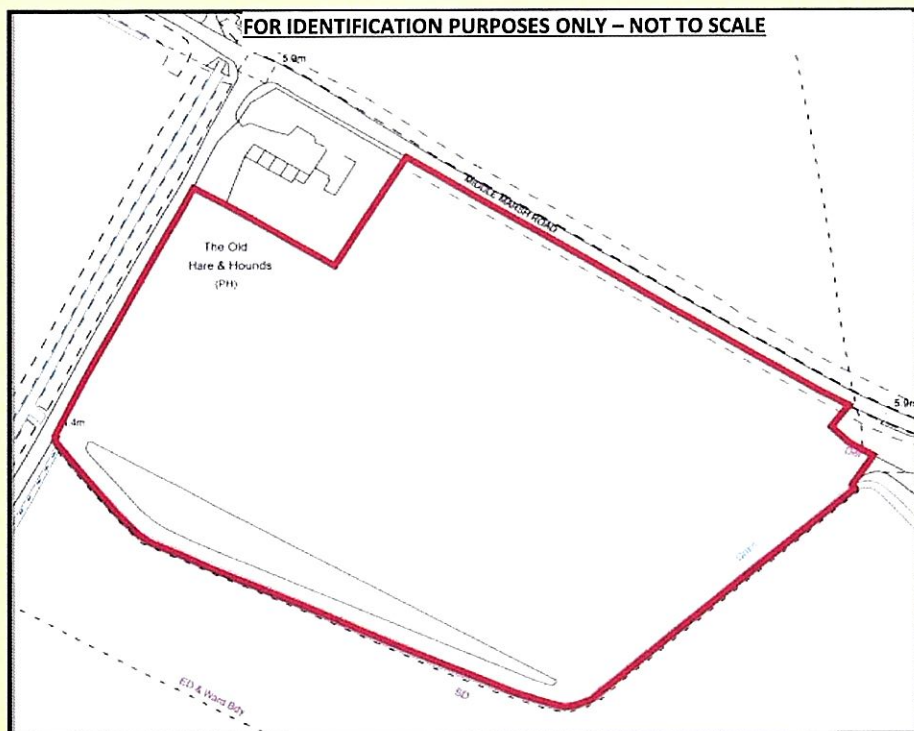
There are no contracts or quotas included within the sale of the land.



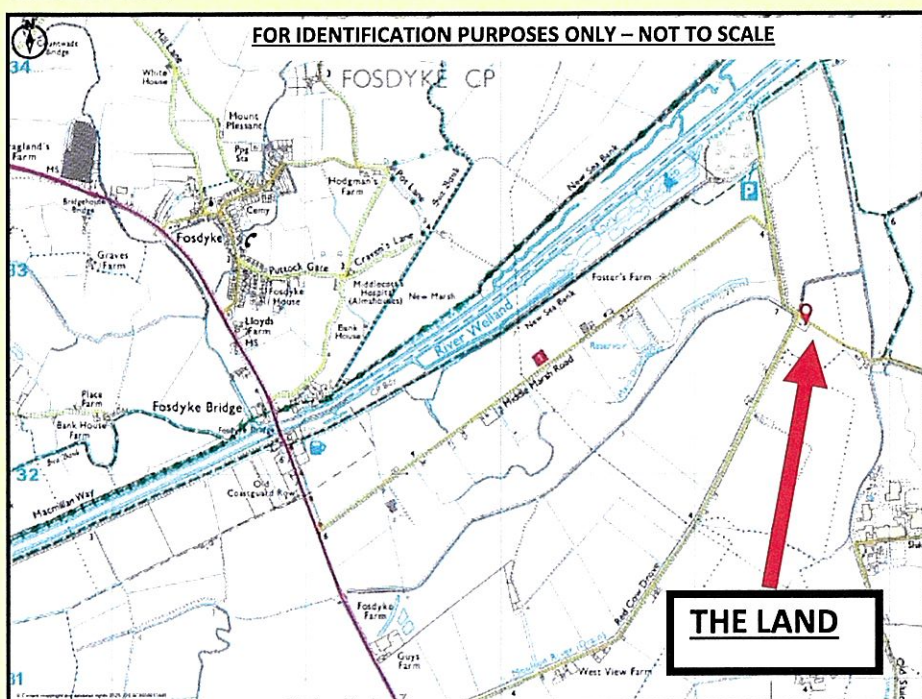
BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the land. It is the responsibility of the purchaser to satisfy themselves as to the boundaries. Any boundaries shown on the plans in these Particulars are for identification purposes only and should not be relied upon.

SITE PLAN



LOCATION PLAN



FURTHER INFORMATION:

If any further information is required regarding the Land, please contact Richard Start or Alice Hunns, R. Longstaff and Co's Agricultural Department on 01775 766 766 Option 4

LOCAL AUTHORITIES:

District & Planning: South Holland District Council
Council Offices, Priory Road, Spalding 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 552 222

Internal Drainage Board: South Holland Internal Drainage Board.

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.

Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered 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 Sales Particulars produced in December 2024.

Ref: S11749

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. LLP, 5 New Road, Spalding,
Lincolnshire, PE11 1BS
T: 01775 766766 Option 4
www.longstaff.com

“BEST AND FINAL” OFFER FORM

SUBJECT TO CONTRACT

ARABLE LAND OFF MIDDLE MARSH ROAD, MOULTON MARSH

SUBJECT TO CONTRACT

**Closing Date for “best and final” offers to be received at
The Offices of R. Longstaff & Co. LLP, 5 New Road, Spalding, Lincolnshire, PE11 1BS
by 12 Noon on Thursday 19th June 2025**

1	Sum Offered:	£ _____ In Words:
2	Is your offer a cash offer or is it subject to finance?	
3	If subject to finance, is the finance agreed in principle?	
4	Is your offer subject to the sale of another property?	
5	If your offer is subject to the sale of another property, is that property currently on the market and what is the stage reached in its proposed sale?	
6	Is your offer unconditional, or is it subject to any change of use planning application?	
7	Please state any other conditions upon which your offer may be subject to:	
	Signed:	
	Name:	

PLEASE CONTINUE OVERLEAF.....

Continuation of Offer for

ARABLE LAND OFF MIDDLE MARSH ROAD, MOULTON MARSH

SUBJECT TO CONTRACT

	Address:	
	Telephone: Home: Mobile: E-mail Address:	
	Solicitor's Name, Address and Telephone Number:	
	Dated:	

NOTE: It is recommended that the "Best and Final" offer figure should be for an odd amount to avoid identical offers being received, it should be fixed and not escalating nor relating to any other offer. In making the offer, a prospective purchaser shall be assumed to have made the necessary financial arrangements in order to proceed should the offer be successful. The vendor is not obliged to accept the highest nor any offer.

Please Return this Form to:

R LONGSTAFF & CO LLP

5 NEW ROAD, SPALDING, LINCS. PE11 1BS

Envelope to be Marked "ARABLE LAND OFF MIDDLE MARSH ROAD"

For the attention of Richard Start or Alice Hunns

By

12 noon on Thursday 19th June 2025
