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WHAT3WORDS LOCATION: //////PREFECT.FRAME.MOTIVATIONS

**FOR SALE BY PRIVATE TREATY – GUIDE PRICE: £120,000**

**ARABLE LAND OFF DOWSDALE BANK, CROWLAND**

**SUBJECT TO CONTRACT**

**Total Area: 6.922 Hectares (17.10 Acres) or thereabouts**

- Grade II Agricultural Land
- Suitable for a variety of uses (subject to planning)
- Vacant possession available after 31<sup>st</sup> December 2025

SPALDING OFFICE: 01775 766 766

BOURNE OFFICE: 01778 420406

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

#### DESCRIPTION:

An opportunity to acquire the freehold interest in 6.922 Hectares (17.10 Acres) or thereabouts of Grade II Arable land situated off Dowsdale Bank, Crowland. The land extends over two regular shaped enclosures which are divided by a drainage ditch being sold as one lot. The northernmost parcel extends to 3.68 Hectares (9.09 Acres) or thereabouts (shaded red on the attached plan) and the southernmost parcel extends to 3.24 Hectares (8.00 Acres) or thereabouts (shaded blue on the attached plan). The land is currently used for commercial agricultural purposes, and we are informed that the parcels have historically grown a range of cereal crops, sugar beet and maize. The parcels may also be suitable for a range of other uses (subject to planning).

#### LOCATION:

The land lies to the east of Dowsdale Bank, Crowland. Dowsdale Bank is situate approximately 4.7 miles northeast of the town of Crowland. Crowland provides a range of small scale, local services with a wider range of amenities available in the nearby City of Peterborough (approximately 13.7 miles southwest of Dowsdale Bank).

#### ACCESS:

Access is available to both parcels of land off the public highway known as Dowsdale Bank.

#### SCHEDULE OF BACK-CROPPING:

PARCEL REFERENCE	AREA	YEAR	CROP
TF 3011 5193 (Northern parcel shaded red on plan)	3.68 Hectares (9.09 Acres) or thereabouts	2025	Sugar Beet
		2024	Maize
		2023	Maize
		2022	Sugar Beet
		2021	Maize
TF 3011 4582 (Southern parcel shaded blue on plan)	3.24 Hectares (8.00 Acres) or thereabouts	2025	Sugar Beet
		2024	Maize
		2023	Maize
		2022	Sugar Beet
		2021	Maize

#### METHOD OF SALE:

The land is offered for sale by Private Treaty. 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 (07720 099 832) or Alice Hunns (07902 370 234).

#### SPORTING RIGHTS AND MINERALS:

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.

#### SOIL TYPE:

The land is classified as Grade II 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 Wallasea II Association of Soils.

#### OUTGOINGS:

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

#### HOLDOVER:

The out-going occupier reserves the right to remove the growing crop (sugar beet) at the appropriate time. It is envisaged that the growing crop will be removed by 31<sup>st</sup> December 2025.



**FUTURE DE-LINKED BASIC PAYMENT SCHEME PAYMENTS:**

It is believed that the land may have previously been entered into the Rural Payments Agency historical Basic Payment Scheme. Any de-linked reference amount payable is to be retained by the previous claimant and will not be transferred to the purchaser.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Prospective purchasers will be required to comply with Anti Money Laundering Regulations and provide photographic identification in the form of a valid photocard driving licence or valid passport plus proof of address. Further information is available from the Selling Agents.

**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:**

Interested parties are able to view the land unattended during reasonable daylight hours. 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.

**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.

**CONTRACTS AND QUOTAS:**

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

**WAYLEAVES, RIGHTS OF WAY AND EASEMENTS**

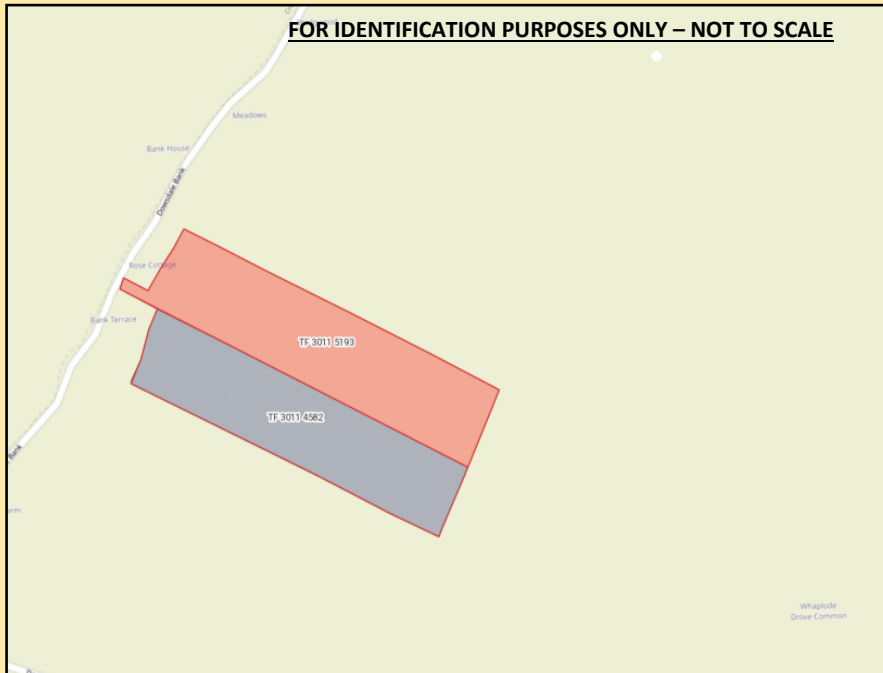
The Land will be sold subject to and offered with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements and all wayleaves, whether referred to specifically in these particulars 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.



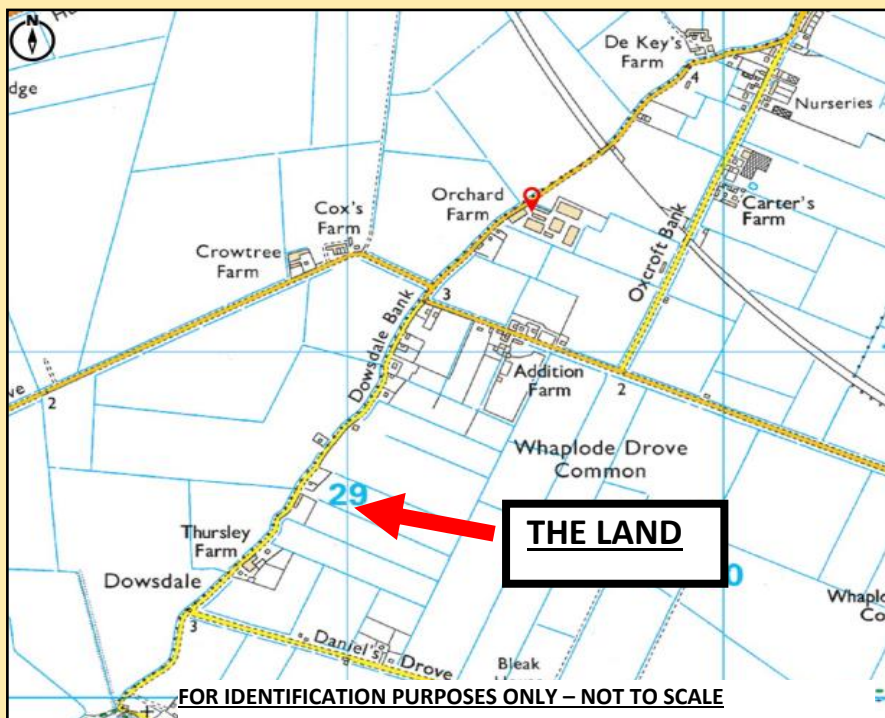
## BOUNDARIES:

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 May/June 2025.

Ref: S11770

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  
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