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SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



ULLYATT'S FARM, ULLYATT'S DROVE, AMBER HILL, BOSTON, LINCOLNSHIRE

- APPROXIMATELY 103.74 HECTARES (256.34 ACRES) OR THEREABOUTS OF GRADE II ARABLE LAND
- FARMYARD WITH FARM BUILDINGS (950T GRAINSTORE)
- FOUR BEDROOM DETACHED HOUSE
- FOR SALE AS ONE LOT BY PRIVATE TREATY
- VACANT POSSESSION UPON COMPLETION
- PART OF A WIDER PORTFOLIO AVAILABLE

GUIDE PRICE: £3,250,000

SPALDING OFFICE: 01775 766 766

BOURNE OFFICE: 01778 420406

DESCRIPTION:

An exciting opportunity to acquire the freehold property known as Ulllyatt's Farm, Ulllyatt's Drove, Amber Hill, Boston, Lincolnshire comprising of approximately 103.74 Hectares (256.34 Acres) or thereabouts of Grade II Arable land, "The Beeches" being a four-bedroom detached residential farmhouse and the main farmyard and agricultural buildings.

The Farmyard and Farm buildings are situate to the north east of the residential dwelling and are accessed via the shared private access track (included in the sale) which serves the farmyard, part of the agricultural land and residential property. The yard is mainly hard stoned with some areas of concrete.

The yard comprises of a range of buildings, as well as a Bentall Airflow Circular corn bin with a 60 tonne capacity and a concrete sugar beet pad. The yard is in a central location providing a practical and convenient base for crop storage and machinery storage.

The Beeches is a four-bedroom detached property which we are informed was built in circa 1954. The house is situated within a generous south facing plot extending to 0.17 Hectares (0.42 Acres) or thereabouts with off-road parking.

LOCATION:

Ulllyatt's Farm is situated off Ulllyatt's Drove, Amber Hill, Boston which lies within the Lincolnshire Fens. The Farm is approximately 6.5 miles from the Port of Boston and 1.4 miles from the market town of Sleaford. With the exception of one parcel, the agricultural land, farmyard and residential property lies within a ring fence.

All of the fields are of a regular size and shape, suitable for modern agricultural machinery. We are informed that the land has been used for growing a range of crops to include potatoes, brassicas, onions, cereals, sugar beet and legume crops.

TENURE AND POSSESSION:

The tenure of the farm is freehold. The Vendor reserves a right of holdover on the following parts. Should the individual areas become available sooner than anticipated, the Vendor will liaise with the proposed purchaser to agree a mutually convenient exit date.

SCHEDULE OF HOLDOVER:

AREA	HOLDOVER DATE
Agricultural land	The Vendor reserves a right of holdover until 30 th September 2025 for the harvest of cereal and legume crops and, 28 th February 2026 for the harvest of any sugar beet crops.
Farmhouse	Vacant possession available from 30 th November 2025
Farmyard	The Vendor reserves a right of access to and through the farmyard for the harvesting of sugar beet until 28 th February 2026. The Vendor reserves a right of holdover on the buildings storing crops until 30 th June 2026
Sporting rights	Sporting rights and the game cover plots are to be retained by the Vendor or their nominee until 1st February 2026.

LAND AND SOILS CLASSIFICATION:

The land is classified as Grade II on the Land Classification Map of England & Wales. The land is further classified by the Soil Survey of England and Wales as being of the Wallasea II Association of Soils, which is further characterised as being formed from marine alluvium deposits capable of “growing winter cereals, sugar beet, potatoes and field vegetables.”

UNDERDRAINAGE:

We are informed that all of the arable land benefits from a comprehensive and regularly maintained underdrainage scheme. Further details are available from the Vendor’s Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

SCHEDULE OF BACK CROPPING:

Field	Field Number	Area		2024/25	2024/23	2023/22	2022/21	2021/20	2020/19
		Ha	Acres						
1	TF2345 4168	8.02	19.81	SFI	Sp Barley	W Wheat	S Beet	W Wheat	V Peas
2	TF2244 8074	54.00	133.43	S Barley	S Barley	S Beet	W Wheat	W Wheat	V Peas
3	TF2344 2599			S Barley	S Barley	S Beet	S Barley	W Wheat	V Peas
4	TF2345 5113			S Barley	S Barley	S Beet	S Barley	W Wheat	V Peas
5	TF2344 3174			S Barley	S Barley	S Beet	W Wheat	W Wheat	V Peas
6	TF2344 0218	40.82	100.88	S Beans	S Barley	W Wheat	S Beet	W Wheat	V Peas
7	Farmyard	0.63	1.55	Yard	Yard	Yard	Yard	Yard	Yard
8	Main track	0.102	0.25	Access	Access	Access	Access	Access	Access
9	Residential	0.17	0.42	House	House	House	House	House	House
	TOTAL	103.74	256.34						

DRAINAGE RATES:

Annual drainage rates are payable to the Black Sluice Internal Drainage Board.

SERVICES:

We are informed that the farmhouse is connected to mains water and mains electricity with a private drainage system. We are also informed that parts of the farmyard are connected to mains water and mains electricity, with three phase connection in some buildings. Interested parties are advised to make their own further enquiries regarding the services in place on the Holding.

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.

SFI / ENVIRONMENTAL SCHEME:

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.

METHOD OF SALE:

The Holding 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 following the required holdover period for the respective areas. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent – Richard Start (richardstart@longstaff.com) or Alice Hunns (alicehunns@longstaff.com) on 01775 766766 Option 4.

VIEWING:

Interested parties are **strictly** requested to make an appointment with the Selling Agents to view the Farmhouse, Farmyard and Buildings. Interested parties are welcome to view the agricultural land during reasonable daylight hours unattended. 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.**

WHAT 3 WORDS LOCATION:

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CONTRACTS AND QUOTAS:

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

SPORTING RIGHTS, MINERALS AND TIMBER:

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.

Sporting rights and the game cover plots are to be retained by the Vendor or their nominee until 1st February 2026.

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. 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 with no maintenance charge payable. However, interested parties are advised to rely on their own enquiries.

We are informed that there is an underground cable supplying Ulliyatt's Farmyard along with electricity poles and wires. Further information is available from the Vendor's Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP. Interested parties are advised to rely on their own enquiries.

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 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.

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.

STAMP DUTY LAND TAX:

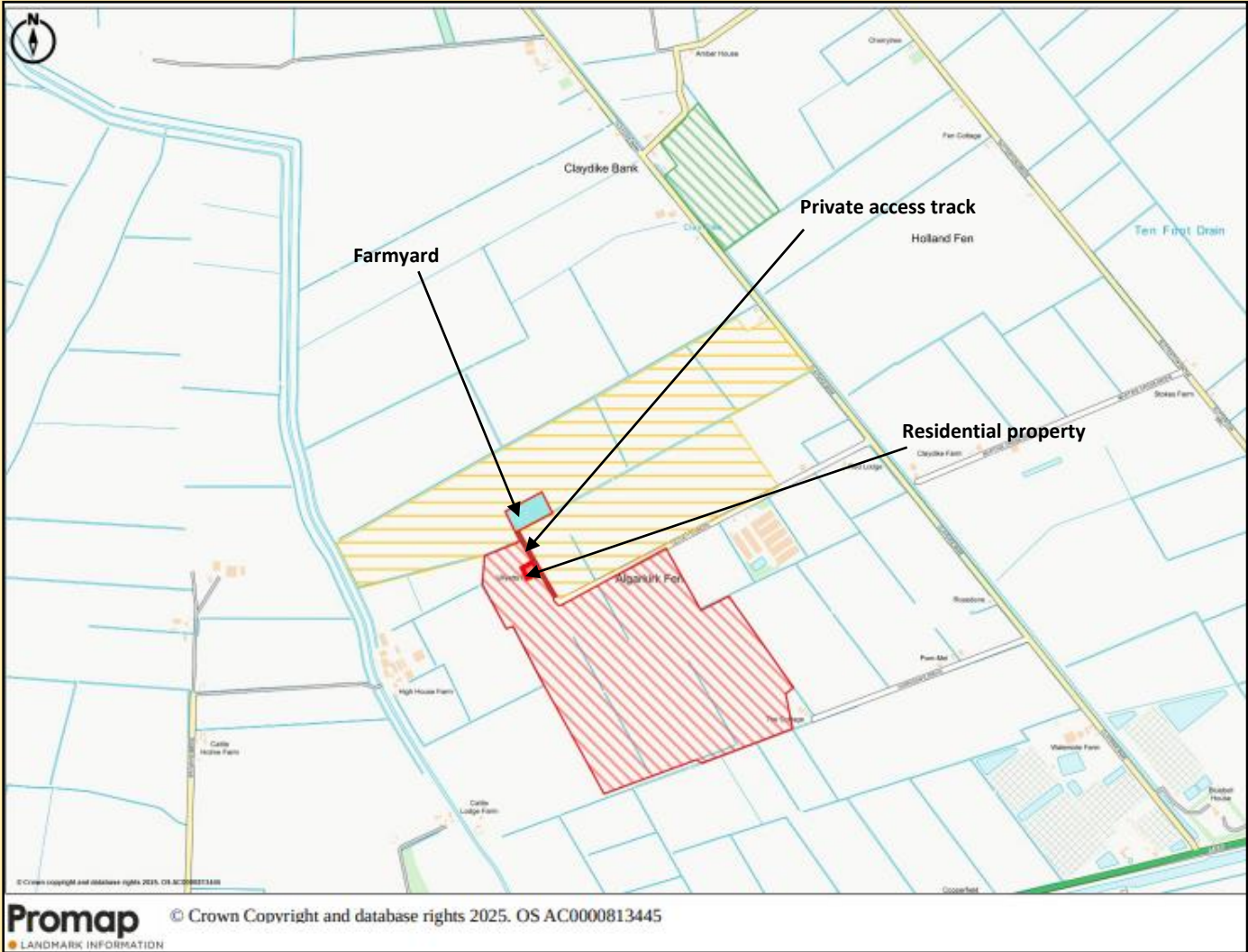
It will be the incoming Purchaser's responsibility to investigate and pay any Stamp Duty Land Tax Liability.

ADDITIONAL LAND:

The Vendor is currently marketing additional arable land "for sale" (subject to contract) by separate negotiation within Lincolnshire (Old Leake, Swineshead and Frampton Fen). The Vendor welcomes enquiries for each farm separately or, would consider negotiating a sale price on the entire area (i.e., Ulllyatts Farm, Old Leake, Swineshead and Frampton Fen). Further details can be obtained from the Selling Agents – Richard Start (richardstart@longstaff.com) or Alice Hunns (alicehunns@longstaff.com) , R. Longstaff and Co LLP – 01775 766 766 ext. 127. A plan of the additional land available by separate negotiation is appended to these details.



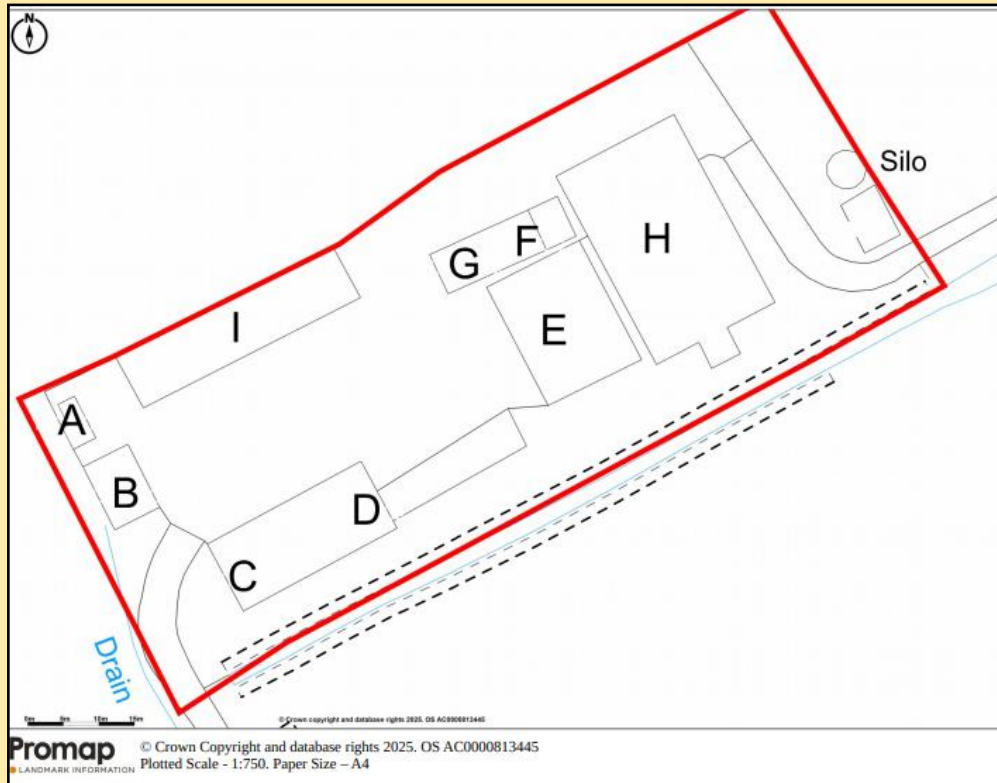
SITE PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



FARMYARD BUILDINGS SCHEDULE



Building Ref.	Type of Building	Area	Description
A	W/C / Washroom	12.99m ²	Breeze block general purpose building used for storage purposes.
B	Former cart shed	68.54m ²	Former cart shed now utilised as a general purpose / storage building, soil floor
C	Lean to	32.12m ²	Timber frame with asbestos sheeted general-purpose lean-to with a soil floor
D	Straw shed	229.83m ²	Open fronted pole barn, pitched sheeted roof, breeze block dwarf walling with a soil floor
E	Workshop	265.72m ²	Steel frame, insulated, concrete floor, concrete walls, three phase electricity connected.
F	Barn	53.22m ²	Traditional red brick barn, pitched roof, concrete floor, general purpose storage facility
G	Lean to	29.60m ²	Asbestos sheeted lean-to, pitched roof, attached to traditional red brick barn, general purpose storage facility
H	Grain store	562.60m ²	30.56m x 18.41m, capacity – 950 tonnes, steel portal framed, steel grain walling, drying floor, timber air duct, fan house with electric fan.
I	General purpose	86.14m ²	General purpose sheeted building, personnel access doors, concrete floor

ULYATT'S FARMHOUSE, AMBER HILL, BOSTON, LINCOLNSHIRE



CONSTRUCTION:

The property is of brick construction with a tiled roof over.

ACCESS:

The property is accessed via the shared private access track. The track serves the residential property, farmyard and part of the agricultural land.

HOLDOVER:

The property will be available with vacant possession from 30th November 2025.

OUTBUILDINGS:

The property also benefits from a range of outbuildings to include a garage, outdoor w/c and storage

BOILER:

We are informed that new boiler was installed in the property in circa. 2022.



APPROXIMATE INTERNAL PROPERTY MEASUREMENTS



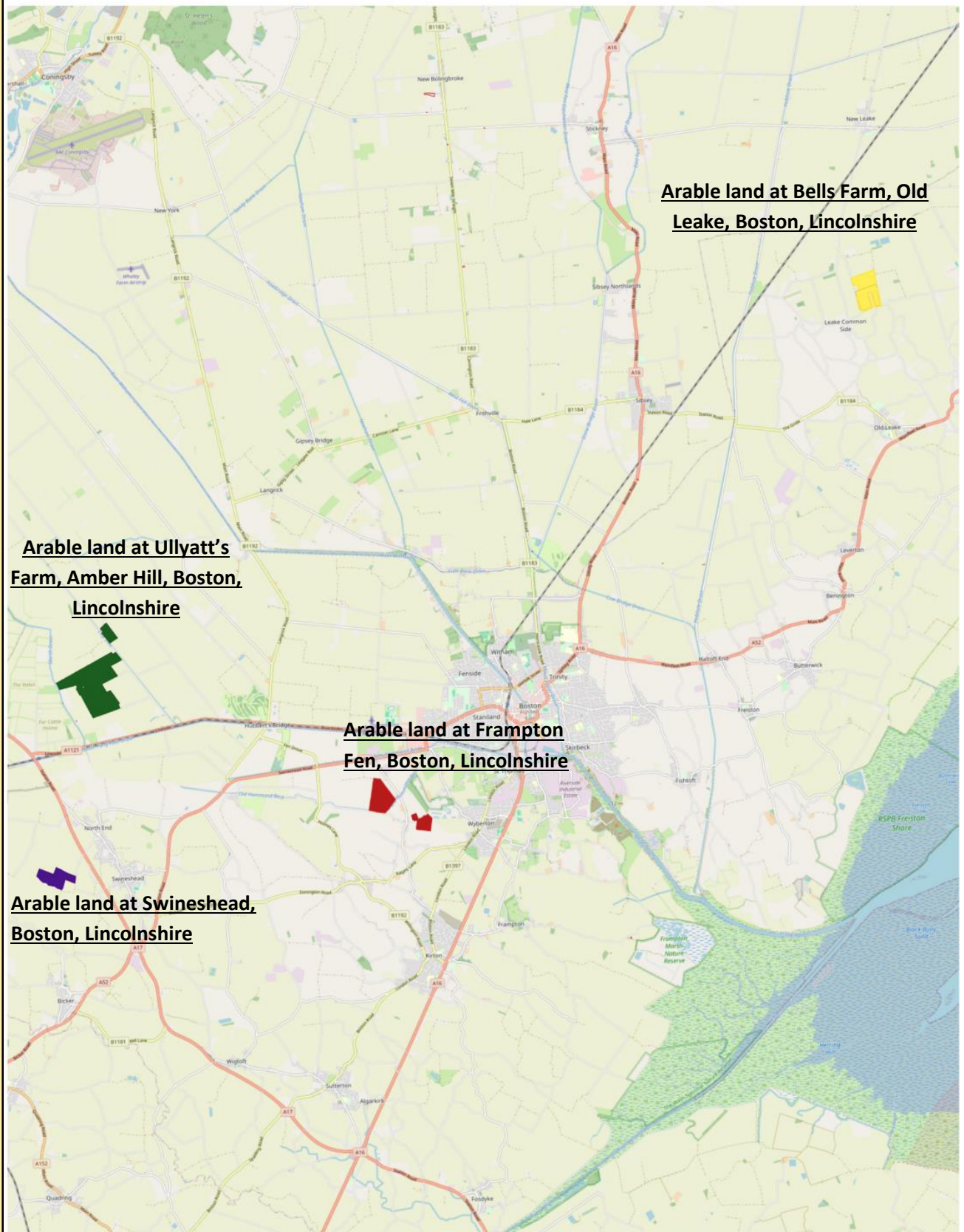
LOCATION	AREA
Kitchen	3.54m x 4.01m
Lounge	3.64m x 4.03m
Hall	2.1m x 4.06m
Cupboard	1.6m x 2.05m
Lounge	4.04m x 6.43m
Sitting room	4.55m x 5.24m
Landing	2.07m x 1.83m + 1.8m x 0.89m
Bathroom	0.89m x 1.24m + 0.9m x 1.85m 2.35m x 3.18m
Cupboard	1.76m x 2.35m
Bedroom 1	4.03m x 3.65m
Bedroom 2	2.07m x 2.26m
Bedroom 3	4.03m x 3.19m
Bedroom 4	4.05m x 3.13m
Attached Outbuilding	1.21m x 3.09m
Attached outbuilding	5.12m x 3.11m + 1.2m x 1.33m
Attached W/C	1.22m x 1.7m
Attached outbuilding	2.63m x 1.05m + 3.33m x 2.63m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

COUNCIL TAX BANDING – C

EPC RATING - E

PLAN OF ADDITIONAL HOLDINGS AVAILABLE BY SEPARATE NEGOTIATION



Produced on Land App, Jun 24, 2025.
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FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE

Further details available from the Vendor's Agent – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

LOCAL AUTHORITIES:

District & Planning:	Boston Borough Council Municipal Buildings, West Street, Boston, PE21 8QR CALL: 01205 314200
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, Swineshead, Boston, Lincolnshire 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 For Sale 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 Sales Particulars were produced, in June, 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.

Notes