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SPALDING AGRICULTURAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



**39.59 HECTARES (97.82 ACRES) OR THEREABOUTS IN AND AROUND FRAMPTON  
FEN, BOSTON, LINCOLNSHIRE**

- PREDOMINANTLY GRADE I ARABLE LAND
- FOR SALE AS ONE LOT BY PRIVATE TREATY
- VACANT POSSESSION UPON COMPLETION
- PART OF A LARGER PORTFOLIO AVAILABLE

**GUIDE PRICE: £1,200,000 (SUBJECT TO CONTRACT)**

SPALDING OFFICE: 01775 766 766

BOURNE OFFICE: 01778 420406



**DESCRIPTION:**

An exciting opportunity to acquire 39.59 Hectares (97.82 Acres) or thereabouts of predominantly Grade I Arable Land situate at Frampton Fen, Boston. The holding extends over three main enclosures both of which are of a good shape and size for modern agricultural operations. We are informed that the land has recently been used for a growing a range of crops to include potatoes, brassicas, sugar beet, cereals and legume crops (as shown in the cropping schedule appended to these Sales Particulars).

**LOCATION:**

The land lies within close proximity to the A52 public highway and is situated approximately 2.4 miles from the Port Town of Boston.

**TENURE AND POSSESSION:**

The tenure of the farm is freehold. The Vendor reserves a right of holdover to harvest the growing crop. It is expected that parcel TF2942 4604 (currently a Winter Wheat crop) will be available by 30<sup>th</sup> September 2025 following crop clearance. It is expected that parcels TF3041 2458 & TF3041 4347 will be cleared by 28<sup>th</sup> February 2026.

**LAND AND SOILS CLASSIFICATION:**

The land is classified as being predominantly Grade I agricultural land with some small areas of Grade II agricultural land as specified on the Land Classification Map of England and 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 charactered as being formed from marine alluvium deposits capable of "growing winter cereals, sugar beet, potatoes and field vegetables."

**HOLDOVER:**

The Vendor reserves a right of holdover to harvest the growing crop. It is expected that parcel TF2942 4604 (currently a Winter Wheat crop) will be available by 30<sup>th</sup> September 2025 following crop clearance. It is expected that parcels TF3041 2458 & TF3041 4347 will be cleared by 28<sup>th</sup> February 2026.

**SCHEDULE OF BACK CROPPING:**

Field	Field Number	Area		2024/25	2024/23	2023/22	2022/21	2021/20	2020/19
		Ha	Acres						
1	TF2942 4604	28.827	71.23	Winter Wheat	Spring Peas	Spring Barley	Winter Wheat	Spring Barley	Spring Barley
2	TF3041 2458	1.35	3.33	Sugar Beet	Spring Barley	Potatoes	Winter Wheat	Spring Barley / Winter Wheat	Sugar Beet
3	TF3041 4347	9.417	23.26	Sugar Beet	Spring Barley	Potatoes	Winter Wheat	Spring Barley/ Winter Wheat	Sugar Beet
	<b>Total</b>	<b>39.59</b>	<b>97.82</b>						

**UNDERDRAINAGE:**

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

**DRAINAGE RATES:**

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

**SERVICES:**

We are not aware of any services connected to the land parcels. 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.

**SUSTAINABLE FARMING INCENTIVE AGREEMENT:**

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](mailto:richardstart@longstaff.com)) or Alice Hunns ([alicehunns@longstaff.com](mailto:alicehunns@longstaff.com)) on 01775 766766 Option 4.

**ADDITIONAL LAND:**

The Vendor is currently marketing additional arable land "for sale" (subject to contract) by separate negotiation within Lincolnshire (Old Leake, Amber Hill and Swineshead). 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](mailto:richardstart@longstaff.com)) or Alice Hunns ([alicehunns@longstaff.com](mailto: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.

**VIEWING:**

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, or to the land, or any part thereof.**

**WHAT3WORDS LOCATION:**

///vessel.question.regulates – parcel TF2942 4604

///lied.applauded.smart – parcel TF3041 2458

///commander.twice.rash – parcel TF3041 4347

**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

**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. There are telegraph poles crossing the farm.

**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.

**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.

**BOUNDARIES:**

The successful purchaser shall be deemed to have full knowledge of all 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.

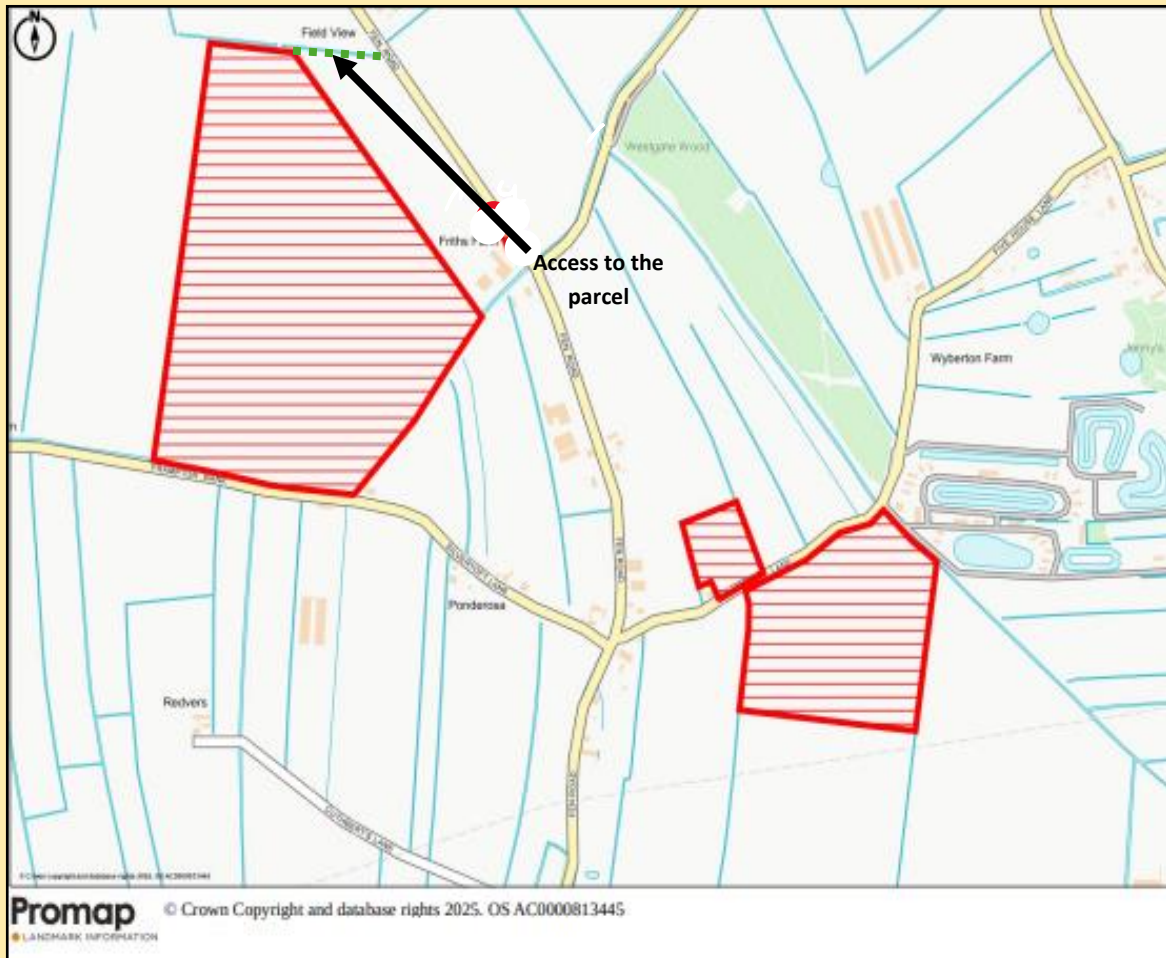
**STAMP DUTY LAND TAX:**

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

**ACCESS:**

Parcel TF2942 4604 is accessed via a farm track from Fen Road. The other two parcels benefit from access directly off the public highway.

## PLAN OF THE LAND PARCELS



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

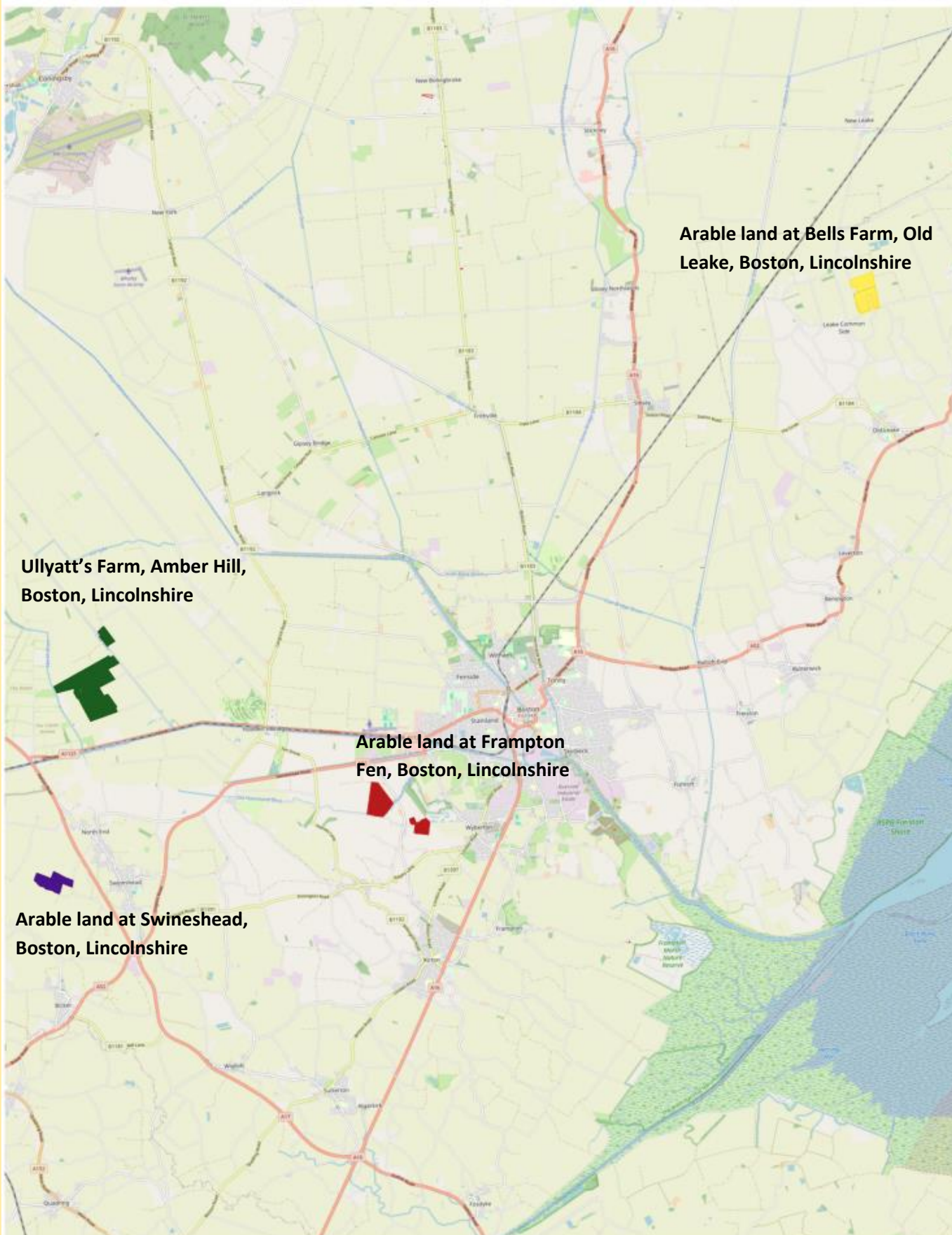








## PLAN OF ADDITIONAL HOLDINGS AVAILABLE BY SEPARATE NEGOTIATION



**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.

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