

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING AGRICULTURAL: 01775 766766 Option 4 [www.longstaff.com](http://www.longstaff.com)

BY DIRECTION OF T & H WOOLLEY FAMILIES



## CARR'S LODGE & FOLLY FARM, NEWSTEAD/UFFINGTON, NEAR STAMFORD, SOUTH LINCOLNSHIRE

A good quality Grade 3 farm conveniently situated close to Stamford with access from Newstead Lane and Uffington Road. In total approximately 198.46 acres (80.31 hectares) or thereabouts.

To let by Informal Tender as a whole on a Three Year Farm Business Tenancy commencing 11<sup>th</sup> October 2025



**Closing Date for Tenders,  
Friday 15th August 2025  
at 12 noon**

**Richardson**

**01780 762433**

Sheep Market House, Stamford PE9 2RB

**SPALDING 01775 766766 Option 4**

**BOURNE 01778 420406**

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



## **DESCRIPTION**

The farm lies in one block of south facing fields running down to the A1175 Access is available via a farm roadway running up from the A1175 just to the west of Uffington and a second access (recently formed) is available from Newstead Lane, just north of Carr's Lodge farmyard (which is not part of the letting).

The fields are of good shape and provide for easy working with modern farm machinery.

## **LAND AND SOILS CLASSIFICATION**

The land is classified as 'Grade 3' on the Land Classification Map of England and Wales. All of the land is of the 'Sherborne' Soil Series, which is described as shallow well drained brashy calcareous clayey soils over limestone.

## **TENANCY**

The land is offered to let on a 3 Year Fixed Term Farm Business Tenancy commencing as from 11th October 2025. The Tenancy Agreement will be produced on a Lincolnshire Association of Agricultural Valuers Farm Business Tenancy Standard Agreement form (bare land), a copy of which will be available for inspection from the joint Letting Agents upon request.

## **RENT, INSURANCE, VAT AND RENT REVIEW**

Rent is payable half yearly in advance, the first payment will be due on the signing of the Tenancy Agreement and thereafter will be payable on the 6<sup>th</sup> April and the 11<sup>th</sup> October each year. VAT is not currently payable on the rent. In the event that the property or any part thereof, or any rights, contracts or quotas become a chargeable supply for VAT purposes, such VAT will be payable in addition to the rent at the prevailing rate (currently 20%).

Depending on the circumstances at the time, the farm may be available for a further term and if so, the 3 year agreement can run on from year to year subject to any agreed variation of terms/rent.

The Tenant will be responsible for ensuring that they have full Public Liability Insurance in place to a suitable level and will supply a copy of their Public Liability Policy annually upon request.

## **SERVICES**

There are no services connected to any of the land.

## **RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The land is offered to let subject to and offered with the benefit of any existing rights including rights of way whether public or private, light, support, drainage, water and electricity and other rights, easements, quasi-easements and all wayleaves whether referred to specifically in these Particulars or not. The Landlord will retain all wayleave payments in respect of the farm.

It should be noted that the recent purchaser of Folly Farm Barn, being the steel/corrugated iron structure and yard at Folly Farm, has the right, subject to prior agreement on timings etc. to lay a new water main across the farm to supply water from Newstead Lane. The cost of such installation will be borne by the purchaser of Folly Farm Barn/Yard and they will also be responsible for any crop loss damage/claim/disturbance of the Tenant. If and when the purchaser of that property wishes to exercise the right to lay this new water main, the work will be carried out at a convenient time of year to the Tenant where this may be possible.

Notification has recently been received from Anglian Water that a new mains water distribution pipe may be installed across the property before January 2027. Before construction, surveys, both intrusive and non-intrusive will be undertaken. Suitable rights will be reserved in the tenancy to facilitate this.

## **MAINTENANCE**

The Tenant will be responsible for maintaining a high degree of husbandry on the farm and it should be noted that there will be no automatic right of holdover at the end of the three year term unless agreed with the Landlord or that the appointed Tenant remains in occupation of the farm for a further period.

## **ROADWAY MAINTENANCE**

The Tenant will be responsible for 25% of the cost of the maintenance of the roadway running from the A1175 up to Folly Farm Yard. The remaining 75% responsibility is split as to 25% each to the two existing residential properties there and the new owner of Carr's Lodge Barn/Yard. Works are carried out periodically with planings or tarmac repairs and such costs will be advised in advance (where possible or practical). Reimbursement of the 25% charge is payable upon demand.

## **RETAINED LAND**

It should be noted that there is a small hedged paddock lying to the east of Carr's Lodge yard which is retained by the Landlords who have access at all times through the gate and over the roadway leading from Newstead Lane. This paddock area is excluded from the letting of the farm.

## **TENANT RIGHT, DILAPIDATIONS AND HOLDOVER**

There will be no Tenant Right payable upon entry unless the outgoing Tenant carries out post-harvest cultivations. There will be no dilapidation claim allowed against the outgoing Tenant and no automatic right of holdover.

## **BUILDINGS AND YARDS**

There are no buildings nor yards included in the letting.

## **CONTRACTS AND QUOTAS**

There are no contracts nor quotas available with the letting.

## **SPORTING RIGHTS**

The Sporting Rights are not included in the letting of the land and are reserved to the Landlord.

## **DELINKED PAYMENTS/ENVIRONMENTAL SCHEMES**

The benefit of the delinked payments which are to be paid in the years 2026 and in 2027 are due to the outgoing Tenant with no reimbursement to the incoming Tenant. None of the farm is entered into an Environmental scheme.

It will be a specific requirement of the Tenant to discuss in advance any commitment/intention of entering any parts of the farm into an Environmental or other scheme, offered by DEFRA and if agreed, such scheme/obligation should not exceed the initial 3 year term. Environmental or other scheme entered into must be subject to the prior written approval from the Landlord.

## **DRAINAGE RATES**

There is an annual charge payable to the Environment Agency.

## VIEWING

Interested parties may walk the land during daylight hours as long as they are carrying a set of these Particulars with them. They should at all times and for the protection of their own personal safety, take appropriate precautions to ensure that no damage occurs either to themselves nor their belongings nor to the land nor indeed anything growing on the land, nor appliances or tenants equipment nor any part thereof.

## PLANS, AREAS AND SCHEDULES

These particulars and plans have been prepared as carefully as possible. It should be noted that the plans have been specifically prepared 'for identification purposes only'. Although believed to be correct, their accuracy is not guaranteed. The areas have been prepared from the Rural Payments Agency (RPA) plans and do not necessarily include all of the land now offered To Let in the proposed new Tenancy. A single plan will be prepared in outline to be annexed to the Tenancy Agreement.

## BOUNDARIES

The successful Tenant shall be deemed to have full knowledge of the extent of the land and all boundaries. Any specific enquiries regarding these points should be made to the joint Letting Agents. If any further information is required regarding the land or any related matters, please contact:-

### Joint Agents:

- a) **R Longstaff & Co LLP** Agricultural Department, 5 New Road, Spalding, Lincolnshire PE11 1BS  
01775 766766 Option 4. Email: [agricultural@longstaff.com](mailto:agricultural@longstaff.com)
- b) **Richardson Surveyors**, Sheep Market House, Stamford, Lincolnshire PE9 2RB  
01780 758008. Email: [crichardson@richardsonsurveyors.co.uk](mailto:crichardson@richardsonsurveyors.co.uk)

## LOCAL AUTHORITIES

District & Planning:	South Kesteven District Council 3 Abbey Road, Bourne, Lincolnshire PE10 9EF.	CALL: 01467 406040
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
Environment Agency:	Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough PE2 5ZR	CALL: 0370 850 6506

## SCHEDULE OF FIELDS, AREAS AND PRESENT AND BACK CROPPING

FIELD NO.	RPA NO.	NAME	ACRES	HECTARES						
					2025	2024	2023	2022	2021	2020
1	TF0509 0312	Windmill	25.67	10.39	Winter Wheat	Fallow	Winter Wheat	Winter Wheat	Winter Beans	Spring Barley
2	TF0408 7480	Top Carrs Lodge	35.98	14.56	Spring Barley	Fallow	Winter Wheat	Winter Wheat	Winter Beans	Spring Barley
3	TF0508 0277	Goose	21.28	8.61	Winter Wheat	Winter Wheat	Spring Peas	Winter Barley	Winter Barley	Spring Barley
4	TF0508 1976	Top Folly	13.64	5.52	Winter Wheat	Winter Wheat	Spring Peas	Winter Barley	Winter Barley	Spring Barley
5	TF0408 7941	Carrs Lodge	50.19	20.31	Winter Wheat	Winter OSR	Winter Barley	Winter Wheat	Winter Beans	Spring Barley
6	TF0508 0942	Bottom Folly	41.12	16.64	Winter Barley	Winter Wheat	Spring Peas	Winter Barley	Winter Barley	Spring Barley
7	TF0508 2802	Folly Roadway	8.33	3.37	Winter Barley	Winter Wheat	Spring Peas	Winter Barley	Winter Barley	Spring Barley
8		Top Spinney	2.25	0.91						
	<b>TOTAL</b>		<b>198.46</b>	<b>80.31</b>						

### NOTE

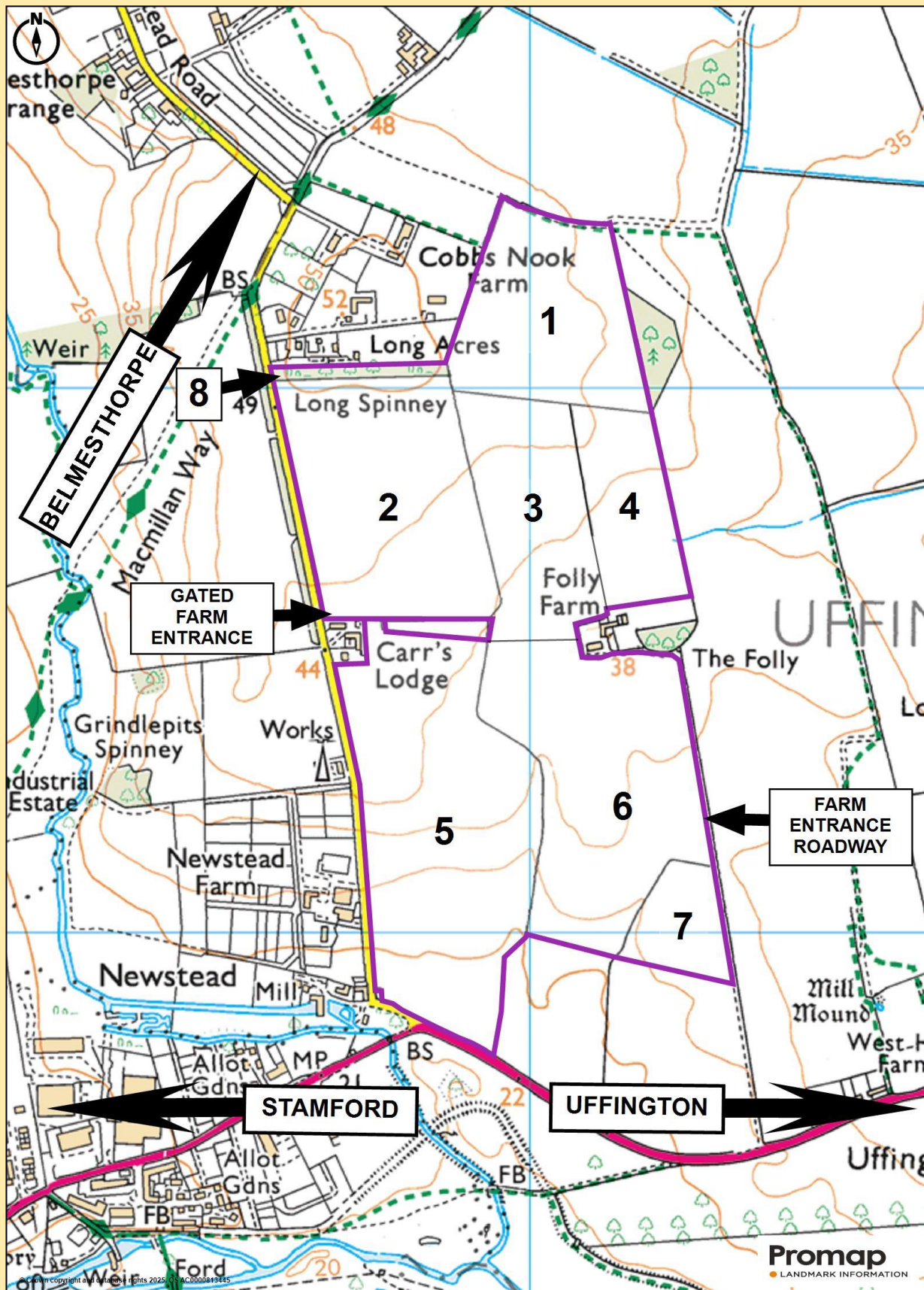
**1: ALL AREAS QUOTED ARE 'APPROXIMATE'.**

**2. THE FIELD Nos. RELATE TO THE PLAN INCLUDED IN THESE PARTICULARS.**

## CARR'S LODGE AND FOLLY FARMS



# CARR'S LODGE AND FOLLY FARM LOCATION PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## **FORM OF TENDER**

The Informal Tender Form will be attached to these Particulars or is available upon request by contacting:-

A) R Longstaff & Co LLP – Telephone 01775 766766  
-Option 4.

B) Richardsons Surveyors – Telephone 01780  
758008

**TENURE** 3 year FBT offered.

### **PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office.

**Ref: S11802**

### **ADDRESS**

R. Longstaff & Co LLP. 5 New Road, Spalding  
Lincolnshire PE11 1BS  
T: 01775 766766 Option 4  
E: [agricultural@longstaff.com](mailto:agricultural@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

Richardsons Surveyors, Sheep Market House,  
Stamford, Lincolnshire PE9 2RB  
T: 01780 758008  
E: [crichardson@richardsonsurveyors.co.uk](mailto:crichardson@richardsonsurveyors.co.uk)

### **PARTICULARS AND PHOTOGRAPHS**

These have been prepared and taken in July 2025.



## FORM OF INFORMAL TENDER



## SUBJECT TO CONTRACT AND LEASE

---

**In total approximately 198.46 Acres (80.31 Ha.) or thereabouts  
Carr's Lodge and Folly Farm, Newstead/Uffington, Near Stamford**

---

**Closing Date for Informal Tenders to be received at  
The Offices of R. Longstaff & Co. LLP 5 New Road, Spalding, Lincolnshire, PE11 1BS  
by 12 Noon on Friday 15<sup>th</sup> August 2025**

<b>Name of proposed tenant(s):</b>	
<b>Address:</b>	
<b>Telephone:</b> <b>Mobile Telephone No:</b> <b>Email:</b>	
<b>Agent's or Solicitor's Name, Address and Telephone Number:</b>  <b>Email: (if known)</b>  (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**

<b>Outline the intended use / Proposed cropping:</b>  <b>Year One:</b>  <b>Year Two:</b>  <b>Year Three:</b>	
<b><u>198.46 Acres (80.31 Ha) Newstead/Uffington</u></b>  <b>Amount of Rent offered (per annum) in words and figures:</b>	<b>£..... Per Annum</b>  .....  .....
<b>Signed:</b>  <b>Dated:</b>	

**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.

Please Return this Form to:

**R LONGSTAFF & CO LLP, THE AGRICULTURAL DEPARTMENT  
5 NEW ROAD, SPALDING, LINCOLNSHIRE, PE11 1BS**

**Envelope to be Marked "CARR'S LODGE/FOLLY FARM TENDER"**

**By**

**12 Noon on Friday 15<sup>th</sup> August 2025**