



FOR SALE by Informal Tender
Approx 13.88 Acres (5.62 Hectares)
and Redundant Farm Building

A productive block of Grade 1 Land at
Hoffleet Stow, Bicker, Boston, Lincolnshire PE20 3AJ
Tender Date: 12 noon Friday 5th September 2025

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The sale offers a rare opportunity to acquire an area of productive Grade 1 Land in a district where the land rarely comes onto the open market.

LOCATION

The land adjoins the Western side A17 being 3 miles North-East of Donnington, 8 miles South-West of Boston and approximately 0.57 miles South of Bicker Bar roundabout.

DESCRIPTION

The Land comprises a single enclosure of 13.88 Acres (5.62 Hectares) of productive Grade 1 land suited to the production of field vegetables, sugar beet, potatoes and cereals.

The soils have been classified as being of the Agney series being deep, stoneless, calcareous silky soils.

In the North-Eastern corner of the Land, there is a redundant building that may be suitable for alternative uses (Subject to Planning).

Perspective purchasers will need to make their own enquiries at the Planning Department of Boston Borough Council.

The whole field has been extensively drained with PVC Pipe and Gravel. A plan is available from the agent.

ACCESS

There is excellent access to council-maintained highways on the Southern and Eastern boundaries.
What Three Words [///asleep.decoding.factor](#).

METHOD OF SALE

The land is offered for sale by informal tender.

FOOTPATHS, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, public or private easements whether they are stated in these particulars or not.

TENURE

The land is freehold with vacant possession on the harvesting of the sprouts.

BOUNDARIES

The successful purchaser will acquire the land subject to the existing boundaries together with the responsibilities for maintenance thereof.

PLANS AND AREAS

A plan attached to these details and the areas are provided in good faith and are for illustrative purposes only.

HOLD-OVER - GROWING CROPS AN RESIDUAL FERTILISER VALUES

The land formed part larger area of land that was let under a farm business tenancy. The appropriate notice to quit was served to terminate the tenancy with effect from the 31st May 2025. With the tenant having a right of hold over to harvest the crop of sprouts.

The outgoing tenant may be entitled to compensation for residual values of fertilisers that remain in the soils and the landlord will be entitled to claim dilapidations.

BASIC PAYMENT SCHEME

Any payments under the Basic Payment Scheme will be reserved to the outgoing tenant.

SPORTING AND MINERALS

All Sporting and Mineral Rights, where owned, are included within the sale.

ENVIRONMENTAL STEWARDSHIP

As far as the landlord is aware the land has not been entered into any environmental or stewardship scheme.

VAT

Should the sale of the land or any right attached to it, become a chargeable supply for the purpose of VAT such tax will be payable by the purchasers in addition to the purchase price.



DRAINAGE RATES

Drainage rates are payable to the Black Sluice Internal Drainage Board and Welland and Deepings Internal Drainage Board.

OVERAGE CLAUSE

There will be no Overage clause or Clawback placed upon the land.

LAND REGISTRY

The land is registered with the Land Registry and forms part of Title Number LL293029.

TENDER DATE

12 noon Friday 5th September 2025.

VIEWINGS

Potential purchasers may view the land on foot without a prior appointment provided they carry a copy of the sales particulars. Those viewing the land are reminded that it forms part of a working farm and therefore need to be aware there will be moving machinery and crops will have been sprayed and fertilised. Neither the vendors nor their agents are responsible for the safety of those viewing the property.

LOCAL AUTHORITIES

Local Planning Authority:

Boston Borough Council
Municipal Buildings,
West Street, Boston,
Lincolnshire PE21 8QR.
Dept planning Manager: Tel 01205 314346
Planning Office Manager: 01205 314493
Email: info@boston.gov.uk

DRAINAGE BOARDS:

Black Sluice Internal Drainage Board

Station Road,
Swinshead,
Boston,
Lincolnshire PE20 3PW.
Email: mailbox@blacksluiceidb.gov.uk
Tel: 01205 821440

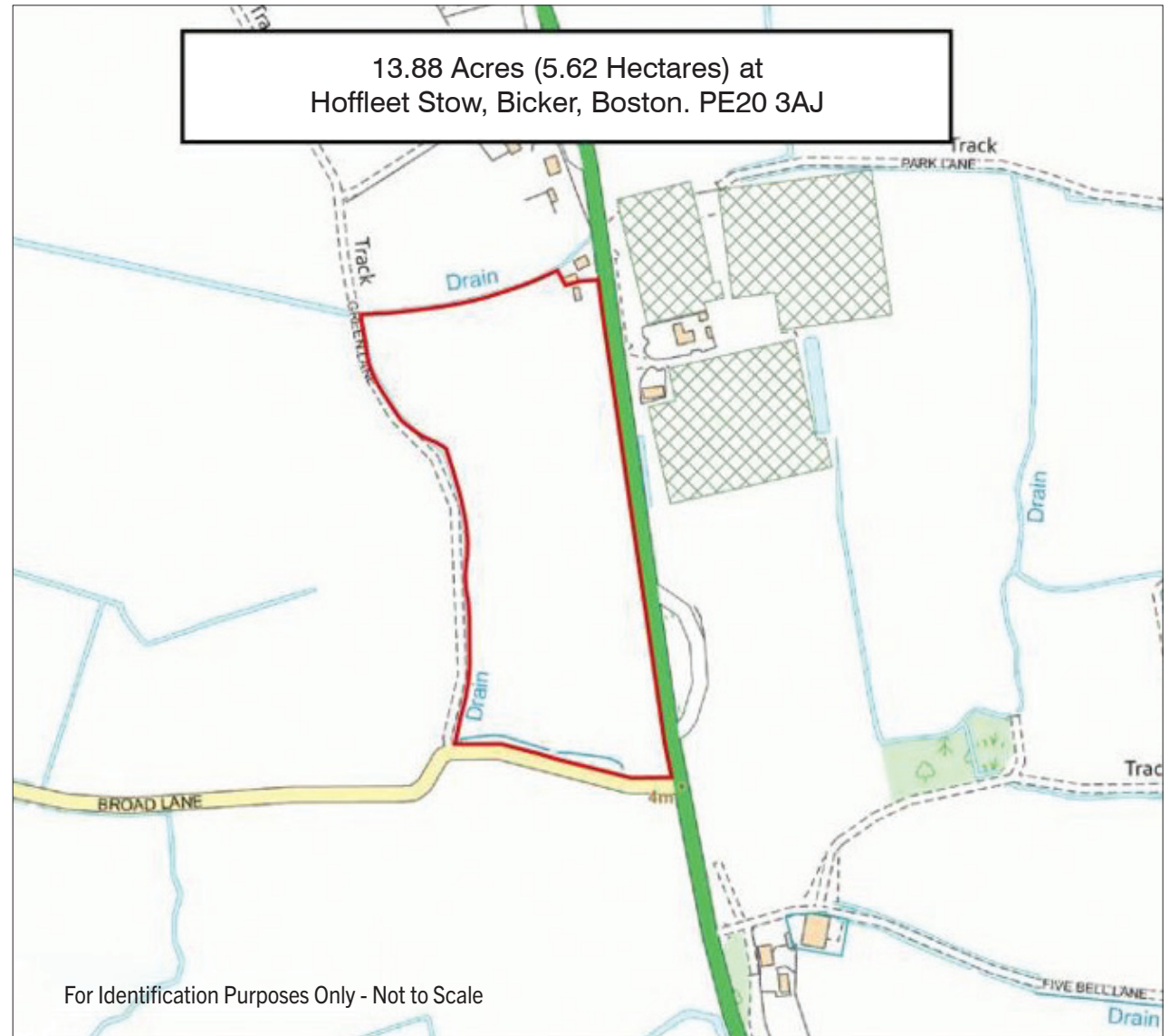
Welland and Deepings IDB

Deeping House,
Welland Terrace,
Spalding,
Lincolnshire PE112TD.
Email: info@wellandidb.org.uk
Tel: 01775 725861

GUIDE PRICE

Guide Price of £180,000 Freehold

We have made every asset to produce accurate and liable details, if there were any particular points you would like to discuss prior to making your inspection then please do not hesitate to contact our office.



SCHEDULE

Plan No.	Field No.	Acres	Hectares	2025	2024	2023	2022	2021
TF 2344	4553	13.88	5.62	Sprouts	Potatoes	Wheat	Potatoes	Peas



VENDORS AGENT

Mr Geoffrey Bishop MRICS FAAV
Escritt Barrell Golding is a trading name of R Longstaff & Co. LLP
23 North Street, Bourne, Lincolnshire PE10 9AE
Office: 01778 420 406 Ext: 306
Mobile: 07712 771 062
Email: geoffreybishop@longstaff.com

VENDORS SOLICITOR

Rebecca Whitaker
Roythornes Solicitors
Enterprise Way, Pinchbeck
Spalding, Lincolnshire PE11 3YR
Tel: 01775 842 505
Email: rebeccawhitaker@roythornes.co.uk

Particulars Disclaimer:
These particulars whilst believed to be accurate are set out as a general outline only and do not constitute any part of any offer or contract.

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has any authority to make or give representation or warranty in respect of the property.

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SUBJECT TO CONTRACT
FOR SALE BY INFORMAL TENDER
APPROXIMATELY 13.88 ACRES (5.62 HA.)
Hoffleet Stow, Bicker, Boston, Lincolnshire PE20 3AJ

**CLOSING DATE FOR TENDERS:
12 NOON ON FRIDAY 5TH SEPTEMBER 2025.**

Name _____

Address _____

Tel No. _____ Mobile No. _____

Email _____

OFFER

£ _____

offer in figures and confirm offer in letters

(_____)

We recommend the offer is for an odd figure in order to avoid possible duplication.

Please confirm if the sale is cash: (Please provide proof of funds)

OR

Please confirm if a loan is required in order to complete the purchase:

Subject to Finance

Please confirm if the purchase is funded by the sale of another property:

Purchase is funded by
the sale of another

CONDITIONS

If the offer is subject to finance, please include a letter from your lender confirming the funds are available to support the offer.

1. For money laundering purposes the successful purchaser will be required to provide proof of identity once their offer is accepted. The proof of identity will be an up to date passport and driving licence together with an up to date utility bill with the purchasers full address.
2. The tender should not be made by reference to another bid or escalating bids.
3. Tenderers will be advised in writing as soon as practicable after the closing date for tenders of their success or otherwise.
4. The tender form must be returned by post to Escritt Barrell Golding, 23 North Street, Bourne, Lincolnshire PE10 9AE by no later than **12 noon on Friday 5th September 2025.**
All envelopes should be marked in the top left hand corner "HOFFLEET STOW".
If you wish to ensure we have received your offer by the deadline we recommend you mark the back of the envelope with your initials.
5. **THE VENDOR DOES NOT UNDERTAKE TO ACCEPT THE HIGHEST OR INDEED ANY OFFER.**

Name of Purchasers Solicitor:

Address of Solicitor:

Tel No.:

Email:

DX:

ESCRIPT BARRELL GOLDING

is a trading name of R Longstaff & Co. LLP

23 North Street, Bourne, Lincolnshire PE10 9AE
Mr Geoffrey Bishop Telephone Number: 01778 420 406 EXT 306 or 07712 771062