

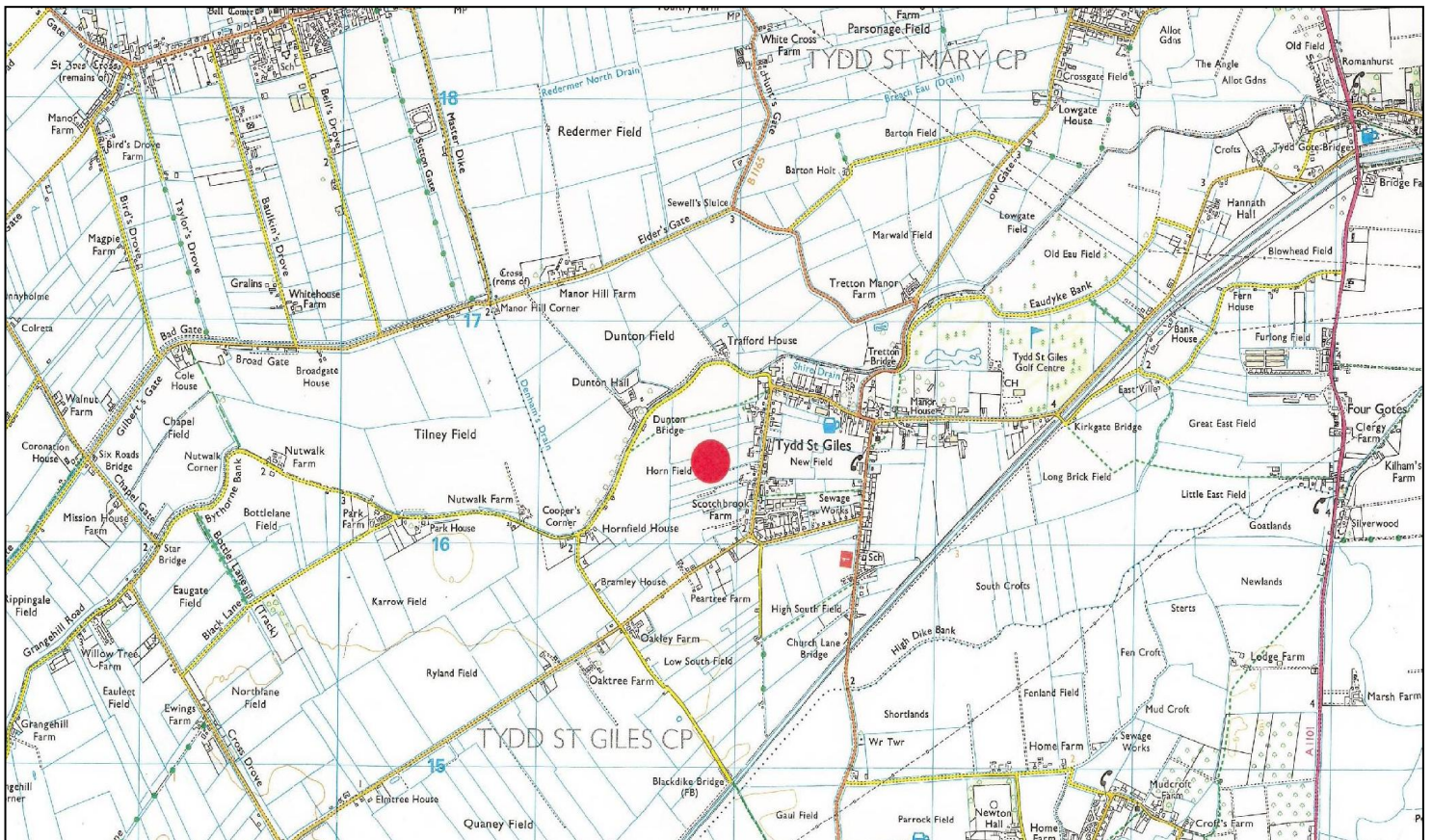
EST 1770



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

BY DIRECTION OF F S CAMPLING ESQ



**FOR SALE BY INFORMAL TENDER**

**GUIDE PRICE: £85,000 – SUBJECT TO CONTRACT**

**LAND WITH ACCESS FROM HIGH BROADGATE, TYDD ST GILES,  
WISBECH, CAMBRIDGESHIRE PE13 5LR  
EXTENDING TO 10.169 ACRES (4.05 HECTARES)**

**GRADE 2 ARABLE LAND INCLUDING THE CROP OF WHEAT**

**FOR SALE TO TAKE THE CROP OF WHEAT TO BE INCLUDED IN THE SALE PRICE (IF REQUIRED)**

SPALDING: 01775 766766

BOURNE: 01778 420406

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

**DESCRIPTION:**

The field is approached over an owned entrance way from High Broadgate lying on the west side of the road and behind frontage residential property. It is rectangular in shape and bordered by dykes in the main. Tydd St Giles lies within easy reach of nearby centres including Wisbech (5 miles), Sutton Bridge (6 miles), Long Sutton (4 miles) and Spalding (13 miles).

**LAND CLASSIFICATION:**

The land is classified as Grade II on the 'Provisional' Land Classification Map of England & Wales.

**SOIL SERIES:**

The soils are principally of the Wallasea 2 series which are described as deep stoneless clayey soils, calcareous in places.

**THE LAND & PRESENT/PAST CROPPING:**

The variety of wheat currently growing is 'Cheer'.

2026	2025	2024	2023	2022	2021	2020
Wheat	Potatoes	Winter Barley	Winter Barley	Wheat	Wheat	Spring Barley

**TENURE:**

The land is offered for sale freehold.

**POSSESSION:**

Vacant possession can be available at completion, assuming that the purchaser takes over the growing crop of wheat. If not required, vacant possession will be available when completion takes place after the wheat has been combined.

**SERVICES:**

There are no services connected to the land. If services are required, interested parties must make their own specific enquiries with the relevant service providers as to availability, practicality of connection and related cost.

**ASSESSMENT AND OUTGOINGS:**

The land is subject to the payment of annual Drainage Rates to the North Level District Internal Drainage Board. We are advised that the current rates for the 2026/2027 Drainage Rate Liability is £116.43. The Drainage Rates will be apportioned up to the time of completion with the balance to 31.03.27 payable to the Vendor in addition to the purchase price.

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

The land is offered for sale subject to, and with the benefit of, all existing rights including rights of way, whether public or private, light, support, drainage, water, electricity, or other rights, easements, quasi-easements and all wayleaves, whether referred to specifically in these particulars or not.

**SPORTING AND MINERAL RIGHTS:**

As far they are owned, the Sporting and Mineral Rights are included in the sale.

**UPLIFT CLAUSE/CLAWBACK PROVISION:**

Should Planning Consent be granted for alternative use other than agricultural, horticulture or private equestrian use, then an uplift payment will be due to the Vendor or his Successors in Title for a period of 15 years at the rate of 35% of the uplift in value at the then trigger point which will be defined as the implementation of Planning Consent, the commencements of works on site or the sale of the land with the benefit of such consent, or the development of the land for alternative uses other than those permitted, even though such consent may not necessarily have required Planning Consent or indeed had been proceeded with without consent.

**ENVIRONMENTAL SCHEMES:**

None of the land is entered into any Environmental Scheme at the present time.

**DELINKED PAYMENTS:**

The Delinked Payments for the 2026 and 2027 years will be retained by the Vendor.

**DRAINS AND DITCHES:**

We are advised by the North Level Internal Drainage Board that the drain (Hornfield Drain) which borders the west boundary of the field, is within the control of the IDB. The other boundary dykes are private dykes.

**UNDER DRAINAGE:**

The Vendor is not aware that the field has ever been under drained.

**PLANS, AREAS, AND SCHEDULE:**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Rural Land Registry. 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.

**HEALTH AND SAFETY:**

All those entering on to the land should take great care both for themselves, their property and any part of the farm or crops. It should be remembered that this is a working farm area and neither the Vendor nor his Agents are responsible for any injury or accident that occurs on the farm.

**CONTRACTS AND QUOTAS:**

There are no contracts nor quotas available with the sale of the land.

**TENANTRIGHT/DILAPIDATIONS:**

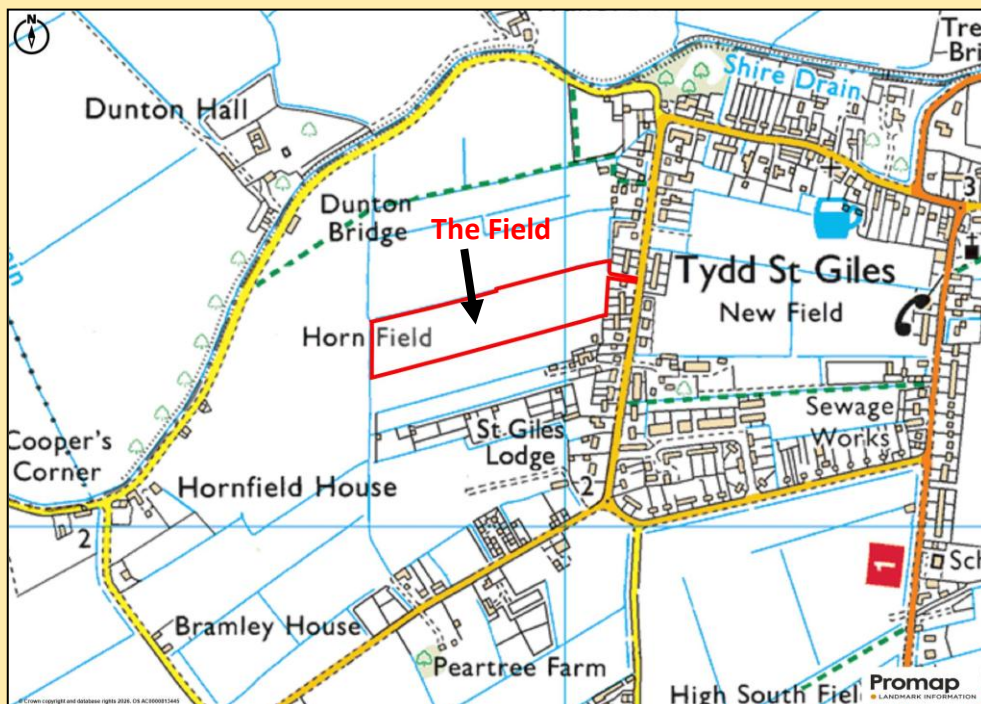
There will be no charge for the current crop of wheat if the purchaser takes this over at completion or if this does not take place until after harvest, the crop will remain with the Vendor. There will be no counterclaim allowed for dilapidations (if any).

**FORM OF TENDER:**

The Informal Tender Form is attached to these Particulars or is available upon request by contacting the Agricultural Department of R Longstaff & Co LLP, Tel: 01775 766766 (Option 4). The closing date for Tenders is Friday 19<sup>th</sup> June 2026 at 12 Noon.

**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.



NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



**LOCAL AUTHORITIES:**

District and Planning:

Fenland District Council, Fenland Hall, County Road, March, Cambs, PE15 8NQ.

Tel: 01354 654321

Water:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex

CM20 9HA

Tel: 08457 919155

County & Highways:

Cambridgeshire County Council, PO Box 761, Huntingdon, PE29 9QR.

Tel: 0345 045 5200

Internal Drainage Board:

North Level and District Internal Drainage Board, The Drainage Office, Station Road, Thorney, Peterborough PE6 0QE

Tel: 01733 270333

Email: [enquiries@northlevelidb.org](mailto:enquiries@northlevelidb.org)

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:**

If any further information is required regarding the Land, please contact:

R. Longstaff & Co LLP., 5 New Road, Spalding, Lincolnshire, PE11 1BS

T: 01775 766766 Option 4

[www.longstaff.com](http://www.longstaff.com)

Photographs taken in April 2026

Particulars prepared in May 2026