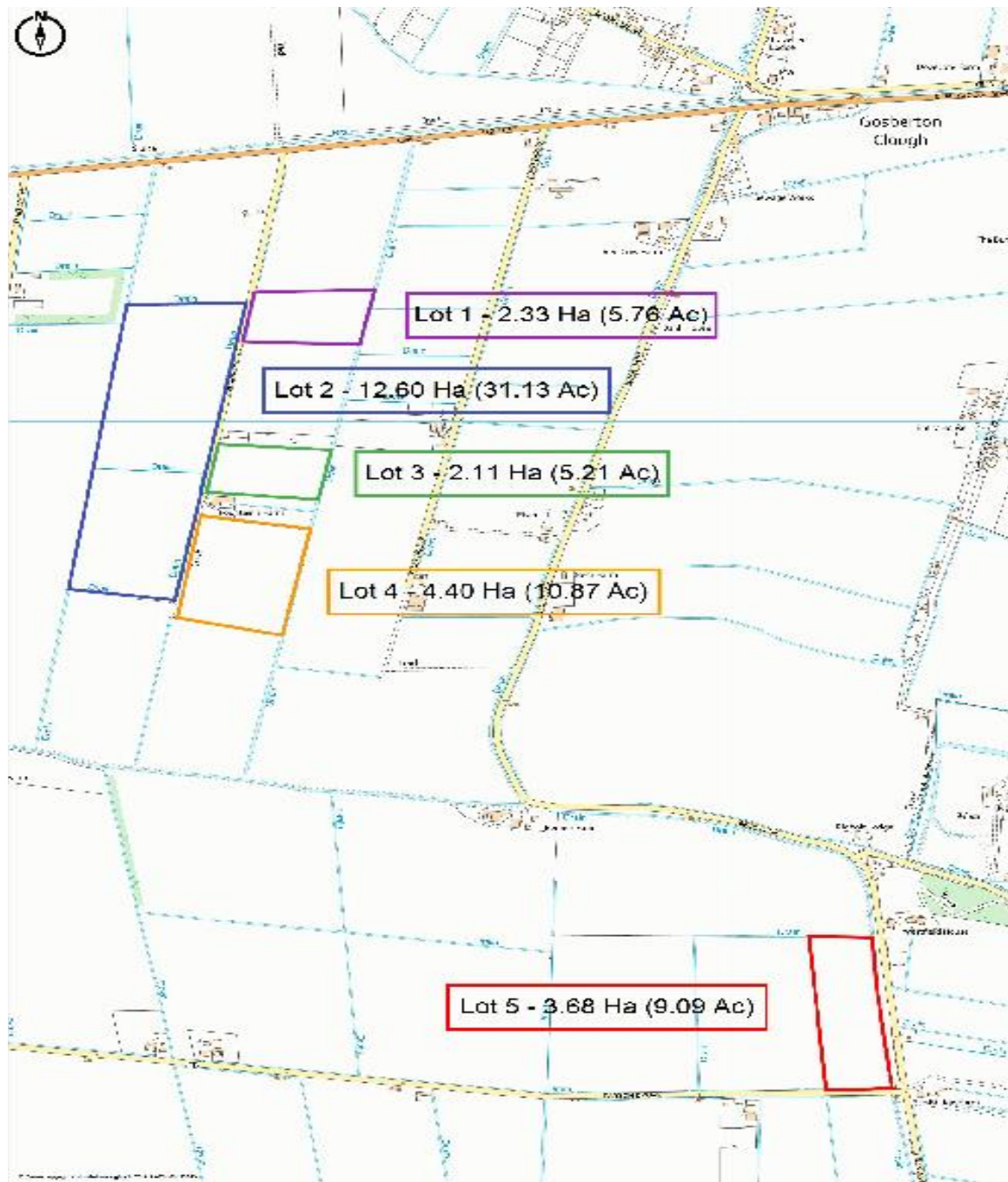




Promap
LANDMARK RECOGNITION

© Crown copyright and database rights 2025. OS AC000003445
Plotted Scale: 1:10000. Paper Size: A4

FOR SALE – 25.12 Ha (62.07 Ac) of Arable Land at Gosberton Clough and West Pinchbeck, Spalding, Lincolnshire

- Informal Tender Date – Thursday 21st August 2025 at 12 Noon
- High Quality Grade 1 Arable Land
- Five Lots

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an 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 the authority to make or give any representation or warranty in respect of the property. These particulars were prepared July 2025.

Location

The excellent quality grade 1 arable land is situated off Second Drove, Gosberton Clough and Parson Drove, West Pinchbeck. The land is capable of growing vegetable crops, root crops and cereals.

Lot 1- Arable land extending to 5.76 Acres – Guide Price £75,000

2.33 Hectares (5.76 Acres) of arable land, situated on the east of Second Drove, Gosberton Clough. The property is outlined in purple on the Sales Particulars Plan.

Lot 2 – Arable land extending to 31.13 Acres – Guide Price £405,000

12.60 Hectares (31.13 Acres) of arable land in two fields, situated on the west of Second Drove, Gosberton Clough. The property is outlined in blue on the Sales Particulars Plan.

Lot 3 – Arable land extending to 5.21 Acres – Guide Price £68,000

2.11 Hectares (5.21 Acres) of arable land, situated on the east of Second Drove, Gosberton Clough. The property is outlined in green on the Sales Particulars Plan.

Lot 4 – Arable land extending to 10.87 Acres – Guide Price £141,000

4.40 Hectares (10.87 Acres) of arable land, situated to the east of Second Drove, Gosberton Clough. The property is outlined in orange on the Sales Particulars Plan.

Lot 5 – Arable land extending to 9.09 Acres – Guide Price £118,000

3.68 Hectares (9.09 Acres) of arable land, situated north of Parson Drove, West Pinchbeck. The property is outlined in red on the Sales Particulars Plan.

Lot	Area (Ha)	Area (Ac)	Colour	2025	2024	2023	2022	2021
1	2.33	5.76	Purple	Sugar Beet	Cabbage	W Wheat	Potatoes	W Wheat
2	12.60	12.90	Blue N	Peas	W Wheat	Sugar Beet	W Wheat	W Wheat
		18.23	Blue S	Onions	W Wheat	W Wheat	Potatoes	Wi Wheat
3	2.11	5.21	Green	Sugar Beet	Cabbage	W Wheat	Potatoes	W Wheat
4	4.40	10.87	Orange	Sugar Beet	Onions	W Wheat	Potatoes	Peas
5	3.68	9.09	Red	Potatoes	W Wheat	W Wheat	Peas	W Wheat

Delinked Payments

The Land is registered with the Rural Payments Agency; however, all delinked payments will be retained by the Seller.

Management Compliance

The Seller will be responsible for following the DEFRA Rules for Farmers and Land Managers up to the date of completion. The buyer/s will take over these obligations on Completion and will indemnify the Seller for any non-compliance which results in a penalty or reduction in the Seller's payments.

Sporting and mineral Rights

The sporting and mineral rights are included in the sale, insofar as they are owned.

Services

There are no services connected to the property.

Tenantright

The land is to be sold free of any Tenantright claim.

Health and Safety

The property is part of a working farm and therefore potential Buyer/s should be careful and vigilant whilst on the holding. Neither the Seller nor the Seller's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Plans, Areas and Schedules

These are based on the Ordnance Survey Data and Land Registry Compliant plans and are for reference only. They have been checked and completed by the Seller's agents and the Buyer/s will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Holdover

Holdover is required on Lots 1, 3 and 4 until 31st December 2025. Holdover on Lot 2 is 30th September 2025. Holdover on Lot 5 is 31st October 2025.

Method of Sale

The Informal Tender date is **Thursday 21st August 2025 at 12 Noon**. Tenders should be submitted on the tender form attached to lorraine@ealandagents.co.uk or in person to Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft, Lincolnshire, PE6 9QB. Please advise in advance if you are delivering the Tender form in person. Please mark your envelope with **TENDER 21/8/25**.

Tenure, Exchange and Completion

The land is sold freehold with vacant possession on completion, subject to holdover.

Exchange of Contracts is expected within 30 working days of the Buyer/s Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Anti Money Laundering and Proof of Funds

Buyer/s will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Please provide proof of funds at the same time as making your bid.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

VAT

VAT is not payable.

Boundaries

The Buyer/s shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Seller's Agent will be responsible for defining either the boundaries or their ownership.

Viewings

Viewings will be permitted only by appointment with the Seller's Agent.

Seller's Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB
Tel: 01778 700194 or elizabeth@ealandagents.co.uk