



Land at Holland Fen, Boston, Lincolnshire

Approximately **155.10 ACRES** (62.76 hectares) of Commercial Arable Land
FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN UP TO 2 LOTS

Bletsoes
— EST. 1881 —

SITUATION

The Land is situated at Holland Fen, in the county of Lincolnshire and is approximately 7 miles northwest of Boston. The land at Holland Fen has access from both Kirton Drove and North Forty Foot Bank Road.

GENERAL

The Land at Holland Fen extends to approximately 155.10 acres (62.76 hectares) consisting of prime arable land providing good sized and level fields suitable for a range of cropping.

The majority of the land is classified as Grade 1, with an area to the south classified as Grade 2, according to the Agricultural Land Classification for England and Wales. The soils are of the Wallasea 2 Soil Association according to the Soil Survey of England and Wales.

LOT 1

Approximately 108.21 acres (43.79 hectares) of arable land (pink on the plan)

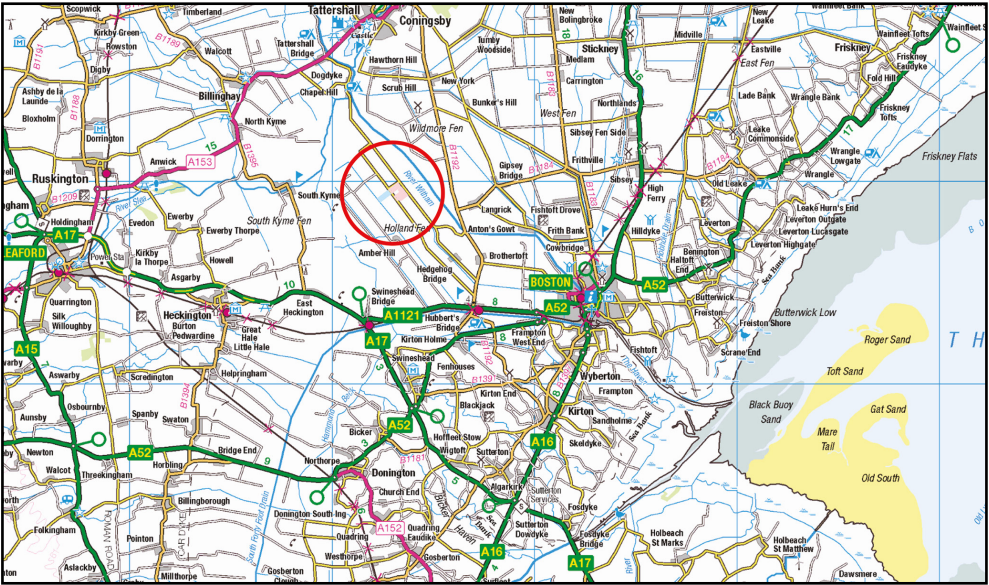
			2021	2022	2023	2024	2025
TF 2349 3244	A	7.56	beans	wheat	OSR	SFI	SFI
	B	4.00	sugar beet	wheat	OSR	SFI	sugar beet
TF 2349 4523	A	6.06	beans	wheat	OSR	SFI	SFI
	B	7.50	sugar beet	wheat	OSR	SFI	sugar beet
	C	2.00	sugar beet	wheat	OSR	SFI	wheat
TF 2349 0572	A	7.17	wheat	sugar beet	wheat	maize	wheat
	B	1.25	wheat	beans	wheat	maize	SFI
TF 2349 1159	A	6.79	wheat	sugar beet	wheat	maize	wheat
	B	1.25	wheat	beans	wheat	maize	SFI

LOT 2

Approximately 46.89 acres (18.97 hectares) of arable land (blue on the plan)

			2021	2022	2023	2024	2025
TF 2249 5823	A	9.34	sugar beet	wheat	OSR	wheat	maize
	B	6.00	wheat	beans	wheat	SFI	sugar beet
	C	4.00	wheat	beans	wheat	SFI	SFI

Note: Above cropped areas as provided by tenant.



GENERAL INFORMATION

Method of Sale

The Property is offered for sale by Private Treaty as a whole or in 2 Lots.

Tenure and Possession

The Property is currently let, with vacant possession on 10 October 2025. A holdover period will be in place until 15 February 2026 to harvest and load the standing sugar beet crop.

Environmental Schemes

The Land is entered in the Sustainable Farming Incentive Scheme. Due to the claim year under the current SFI agreement, the Buyer will undertake not to enter the land into the SFI or other environmental schemes prior to 30 April 2026. The options under the scheme agreement will be relocated elsewhere and on completion the Buyer will be able to fully crop the land, other than limitations regarding the hedges and grass tracks up to 30 April 2026. The outgoing tenant will reserve all SFI payments up to 30 April 2026. Further details are available in the Information Pack.

Outgoings

The Property is located within the Black Sluice Internal Drainage Board – Holland Fen area. The current annual drainage rate levied for all the land for 2025 – 2026 is £1,705.31, which will be apportioned on completion. Some of the adjoining drains are maintained by the Black Sluice IDB, details are available in the Information Pack or at www.blacksluiceidb.gov.uk tel: 01205 821440.

Local Authority

The Property is located within the administrative boundaries of Boston Borough Council.

Sporting, Timber and Mineral Rights

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

Drainage

We have been made aware that the land benefits from drainage schemes which we understand were installed in the 1970s. Copies of the drainage plans are available from the Selling Agents in so far as they have been made available. Further details are available and included in the Information Pack.

Easements, Wayleaves, Covenants and Rights of Way

An electricity line held under a wayleave crosses the land. The Property includes the access known as Latham Court over which neighbouring properties have a right of way. Details are included in the Information Pack.

The Property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

Boundaries

The Buyer(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge or ditch.

Ingoing Valuation

In addition to the purchase price, the Buyer will be required to pay for any outgoing compensation, including any growing crops and all beneficial cultivations and acts of cultivation since the previous harvest at current CAAV rates or contract rates where applicable; seed, manures, fertiliser and chemicals applied to the growing crops since the last harvest will be recharged at invoice cost; an enhancement will apply depending on the completion date.

Plans, Areas and Schedules

Plans included or attached to these particulars are based upon the Ordnance Survey Maps, copyright reserved. All plans are not to scale.

Nearest Postcode and What3Words

The nearest postcode for the Property is LN4 4QJ. The Property can be found more precisely using the what3words mapping system reference of:

Lot 1 – access from North Forty Foot Bank Road ///fruits.farmland.wealth

Lot 1 – access from Kirton Drove ///character.sprouted.awakes

Lot 2 – access from Kirton Drove ///debate.cross.overcomes

Information Pack

An Information Pack containing further details is available from the Selling Agent.

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Buyer(s) in addition to the purchase price.

Viewings

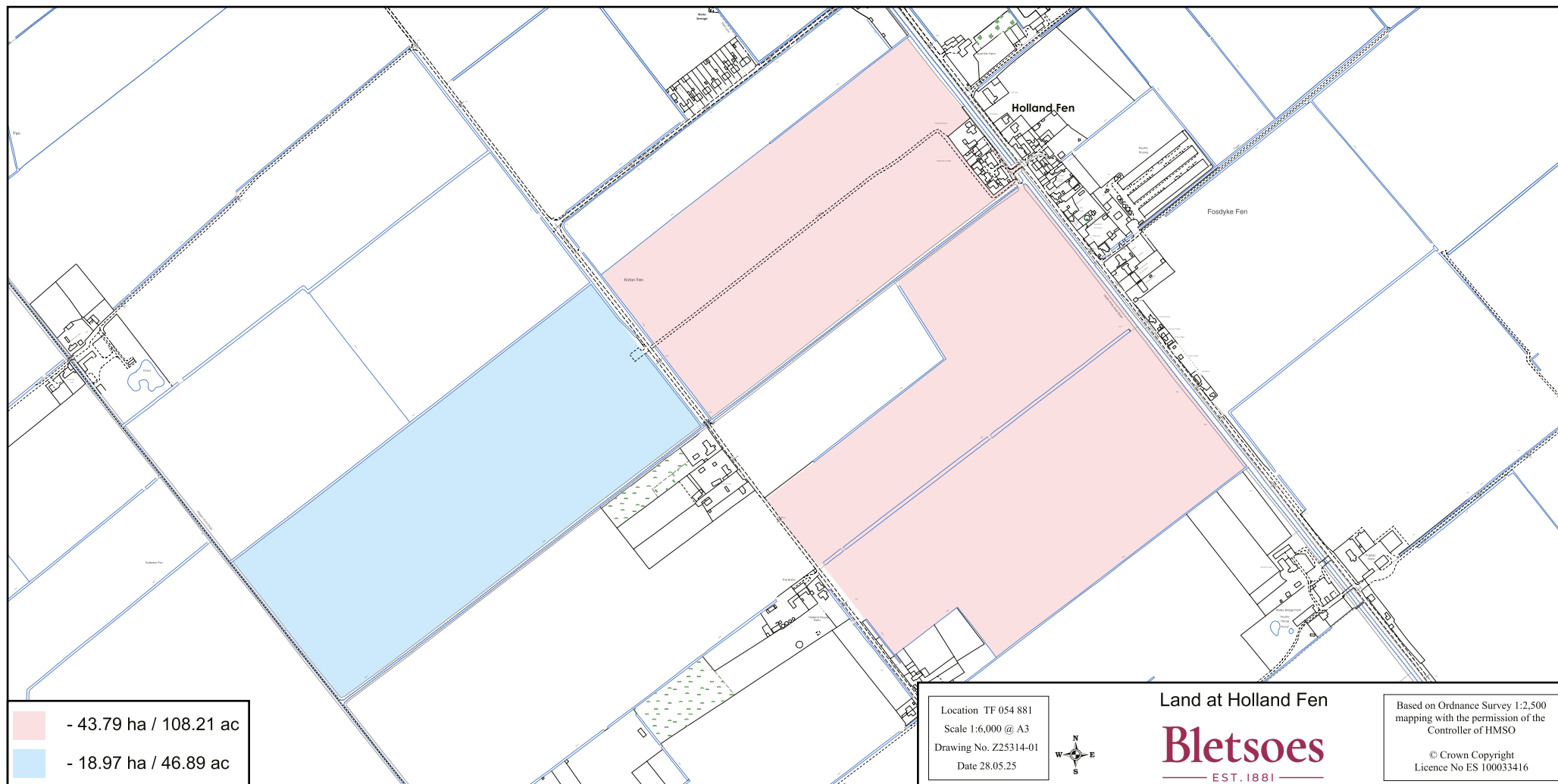
All viewings are strictly by appointment only through the Selling Agent, Henry H. Bletsoe and Son LLP, to be undertaken in daylight hours, on foot only, with a set of these particulars in hand. Please contact Bletsoes to arrange a viewing of the Property.

Health and Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage.

Measurements and Other Information

All measurements are approximate. We endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact the Selling Agent, Henry H Bletsoe and Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to the property.



Important Notice Henry H. Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchasers and do not constitute part of an offer or Contract. Prospective Purchaser(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Purchaser(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe and Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Purchaser(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Purchaser(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Purchaser(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Agents, Henry H. Bletsoe and Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Agents to decide how the costs of such reference shall be borne.

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