



Land at Kirton, Boston, Lincolnshire

Free Working Grade 1 Silt Land

Approximately **132.85 ACRES** (53.77 hectares) - **FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN UP TO 5 LOTS**

Bletsoes
— EST. 1881 —

Land at Kirton, Lincolnshire

Approximately 132.85 ACRES (53.77 hectares)
FOR SALE AS A WHOLE OR IN UP TO 5 LOTS

SITUATION

The Land is situated to the southeast of the town of Kirton, in the county of Lincolnshire and is approximately 4.5 miles south of Boston; 7 miles north of Holbeach and approximately 10 miles northeast of Spalding. Kirton benefits from good road links to the A16.

GENERAL

The Land at Kirton extends to approximately 132.85 acres (53.77 hectares) of predominately prime arable land providing good sized and level fields, suitable for a range of cropping. The Property comprises 124.47 acres (50.38 hectares) of arable land, and 8.38 acres (3.39 hectares) of permanent pasture.

The Land is classified as Grade 1, according to the Agricultural Land Classification for England and Wales. Other than Lot 4, the soils are of the Rockliffe Soil Association described as "deep stoneless silty and fine sandy soils" according to the Soil Survey of England and Wales. The soils on Marsh Field at Lot 4 are of the Wisbech Soil Association described as "deep stoneless calcareous coarse silty soils." according to the Soil Survey of England and Wales.

The Land has been farmed growing vegetables and cereals by rotation and has been let on long term Farm Business Tenancies, to two local farmers. Vacant Possession will be granted on completion.

LOT 1 - LAND SOUTH OF 11 ACRE LANE (PINK ON PLAN)

Approximately 47.13 acres (19.07 hectares) of
Vegetable and Arable Land

An attractive block of prime free working Grade 1 silt land capable of growing specialised vegetables and root crops. Formed of three field parcels.



LOT 2 - LAND SOUTH OF SILT LANE (BLUE ON PLAN)

Approximately 29.48 acres (11.94 hectares) of
Vegetable and Arable Land

An attractive block of prime free working Grade 1 silt land capable of growing specialised vegetables and root crops. The land is farmed as one with the adjoining land on the western boundary which is not owned.

LOT 3 - LAND EAST OF MARSH ROAD (YELLOW ON PLAN)

Approximately 24.09 acres (9.75 hectares) of
Vegetable and Arable Land

A single parcel of free working Grade 1 silt land capable of growing specialised vegetables and root crops. The land is subject to a Countryside Stewardship Mid-Tier Agreement until 31 December 2027, with options AB1 Pollen and Nectar Mix. The Buyer will be required to take on the stewardship scheme obligations. The land is within a Sustainable Farming Incentive Agreement which will be terminated on completion of the sale.

LOT 4 - LAND SOUTH OF MARSH ROAD (ORANGE ON PLAN)

Approximately 23.77 acres (9.62 hectares) of
Vegetable and Arable Land and 5.05 acres
(2.04 hectares) of Pasture Land

The arable field is a single parcel of free working Grade 1 silt land capable of growing specialised vegetables and root crops. The pasture field is accessed off 100 Acre Lane via a track along the southern end of the arable field. The land is within a Countryside Stewardship Mid-Tier Agreement until 31 December 2027 for AB8 6m Flower Rich Margin and GS2: Low Input Grassland. The Buyer will be required to take on the stewardship scheme obligations. The land is within a Sustainable Farming Incentive Agreement which will be terminated on completion of the sale.

LOT 5 - LAND SOUTH OF MARSH ROAD (GREEN ON PLAN)

Approximately 3.33 acres (1.35 hectares) of Permanent Pasture

In all, approximately 3.33 acres (1.35 hectares) of permanent pasture. The grassland is within a Countryside Stewardship Mid-Tier Agreement until 31 December 2027 for GS2: Low Input Grassland. The Buyer will be required to take on the stewardship scheme obligations. The land is within a Sustainable Farming Incentive Agreement which will be terminated on completion of the sale.

GENERAL INFORMATION

Method of Sale

The Property is offered for sale by Private Treaty as a whole or in up to 5 Lots.

Tenure and Possession

The Property is currently let, with vacant possession on 10 October 2025. A holdover may be required post completion for clearance of crops and other matters and will be agreed at the time.

Environmental Schemes

Lots 3, 4 and 5 are entered into a Countryside Stewardship Scheme: Mid-Tier, and the Agreement ends on 31 December 2027. The Buyer is required to take on the Mid-Tier Stewardship obligations until the end of the Scheme. Lots 3, 4 and 5 are also subject to a Sustainable Farming Incentive Agreement until 31 December 2026 which will be ended by the tenant on completion of the sale. Further details are provided in the Information Pack.

Outgoings

Lots 1, 2, 3 and 5 are located within the Black Sluice Internal Drainage Board – Kirton Marsh area. Lot 4 is located within Welland and Deeping Internal Drainage Board – Kirton and Frampton area. Some of the adjoining drains are maintained by the Internal Drainage Boards. Details are available in the Information Pack.

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.

Irrigation

The vegetable and root crops have been grown without irrigation. The land does not have an irrigation licence.

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

Lot 1 – the land has the benefit of a right of way over the track from 11 Acre Lane. The neighbouring land has a right of way over the section of farm track within the property; overhead electricity cables on pylons cross the land.

Lot 4 - a public footpath runs along the western boundary; overhead electricity cables cross the western boundary.

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 PE20 1LS. The Property can be found more precisely using the what3words mapping system reference of:

Lot 1 ///scaffold.knitted.smallest

Lot 2 ///unheated.dice.twilight

Lot 3 ///label.towel.snuggled

Lot 4 ///fastening.score.friend

Lot 5 ///mistress.overcomes.sidelined

Information Pack

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

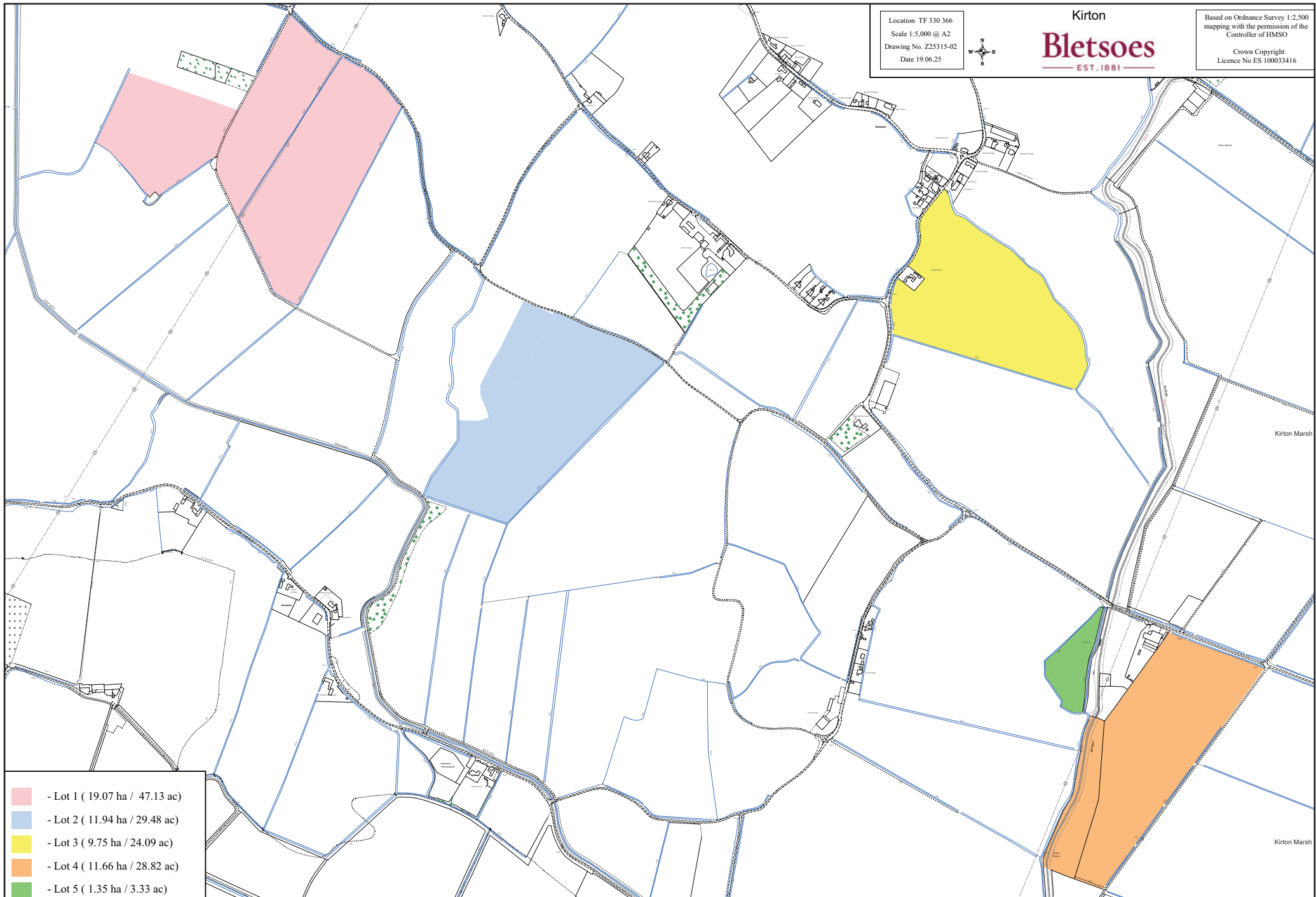
VAT

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.

LOT	AREA (AC)	AREA (HA)	RLR NO.	RLR AREA	2025	2024	2023	2022	2021	2020	2019
1	47.13	19.07	TF3237 0514	5.02	Potatoes	Wheat	Veg	Veg	Wheat	Veg	Wheat
			TF3237 2818	4.87	Vining Peas	Wheat	Veg	Veg	Wheat	Potatoes	Wheat
			TF3237 3703	8.91	Veg	Veg	Veg	Grass	Grass	Grass	Wheat
2	29.48	11.94	TF3236 8953	12.11	Veg	Veg	Veg	Wheat	Peas	Wheat	Veg
3	24.09	9.75	TF3336 9177	10.13	Veg	Wheat	Veg	Wheat	Potatoes	Wheat	Veg
4	28.82	11.66	TF3435 1982	9.68	Veg	Wheat / Veg	Peas / Veg	Wheat	Veg	Veg	Wheat
			TF3435 0367	2.05	Permanent Pasture						
5	3.33	1.35	TF3435 0197	1.39	Permanent Pasture						

Note: Above cropped areas as provided by tenants.

Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ



Land at Kirton, Lincolnshire

Site Area 132.85 ACRES (55.77 hectares)
FOR SALE AS A WHOLE OR IN UP TO 5 LOTS

Viewings

All viewings are strictly by appointment only through the Selling Agent, Henry H. Bletsoe and Son LLP, 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.



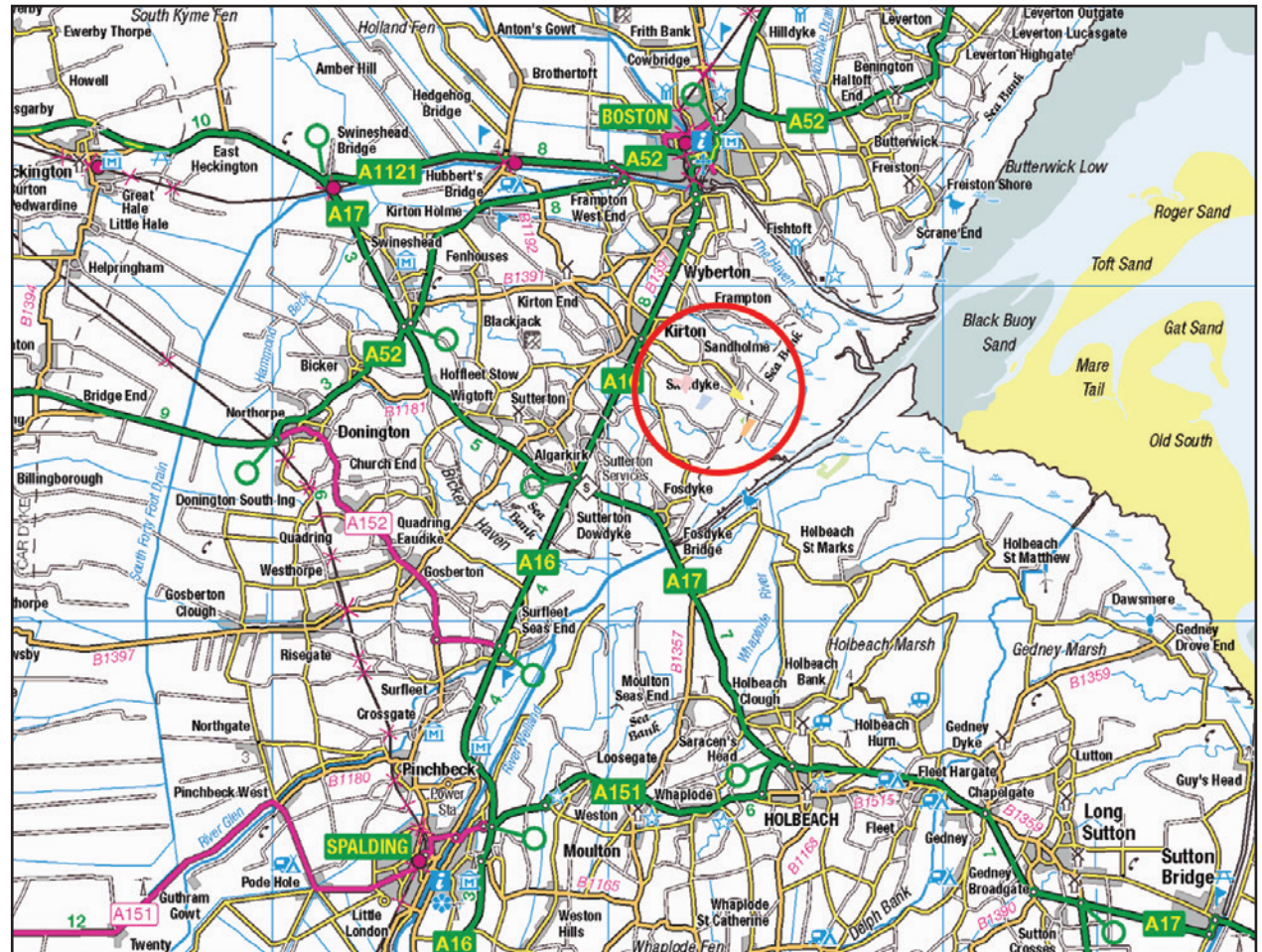
David Bletsoe

david.bletsoe@bletsoes.co.uk



George Pullin

george.pullin@bletsoes.co.uk



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.

01832 732241 www.bletsoes.co.uk

Bletsoes, Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ

Bletsoes
EST. 1881