

Once in a lifetime opportunity to buy circa 400 Ha (1,000 Acres) in and around **Gosberton** near **Spalding, South Lincolnshire**

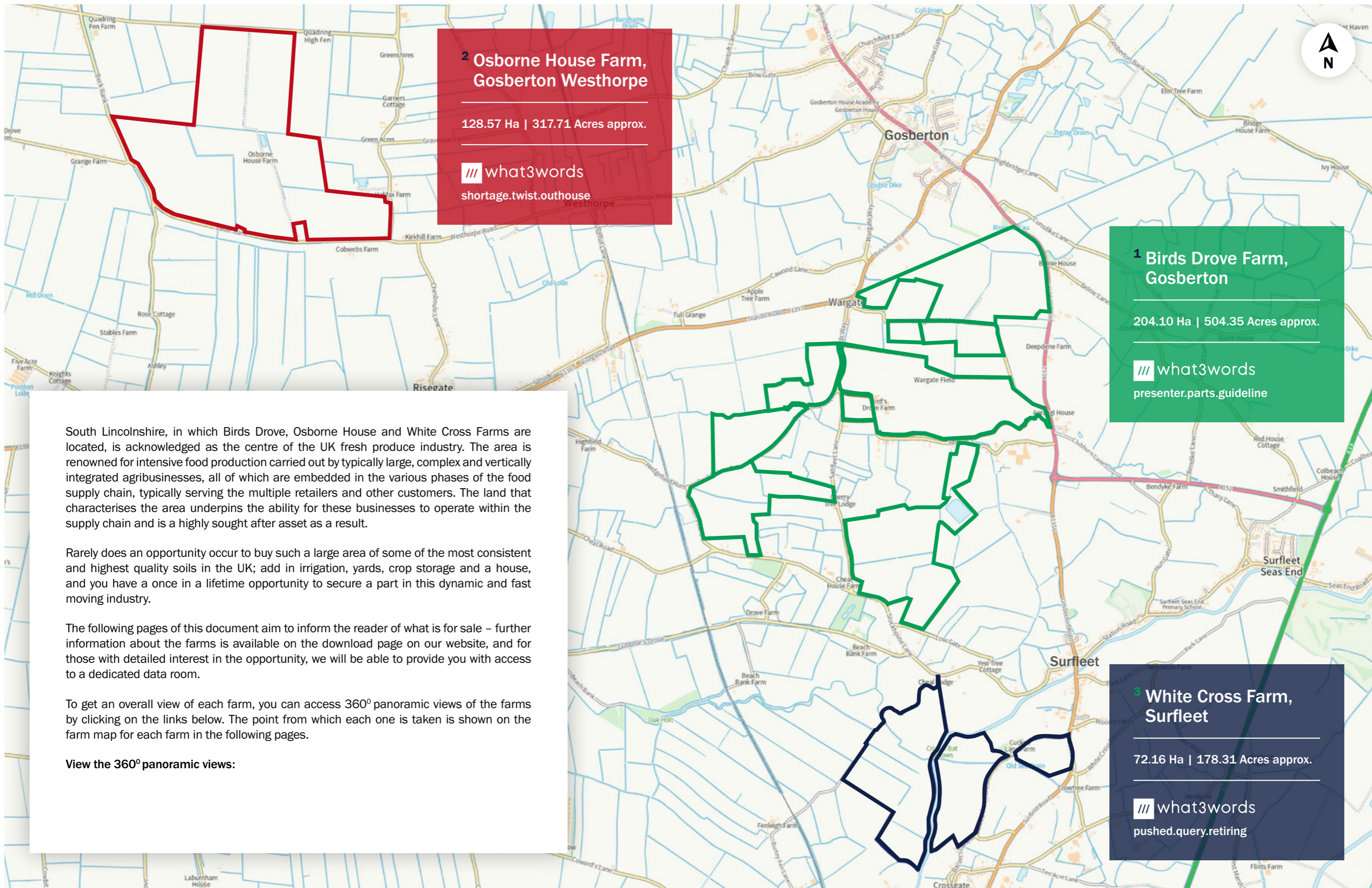
**For sale** by private treaty as a whole or in lots

#### Farms

<sup>1</sup> Birds Drove Farm, Gosberton

<sup>2</sup> Osborne House Farm, Gosberton Westhorpe

<sup>3</sup> White Cross Farm, Surfleet



**2 Osborne House Farm,  
Gosberton Westhorpe**

---

128.57 Ha | 317.71 Acres approx.

---

what3words  
shortage.twist.outhouse

**1 Birds Drove Farm,  
Gosberton**

---

204.10 Ha | 504.35 Acres approx.

---

what3words  
presenter.parts.guideline

**3 White Cross Farm,  
Surfleet**

---

72.16 Ha | 178.31 Acres approx.

---

what3words  
pushed.query.retiring

South Lincolnshire, in which Birds Drove, Osborne House and White Cross Farms are located, is acknowledged as the centre of the UK fresh produce industry. The area is renowned for intensive food production carried out by typically large, complex and vertically integrated agribusinesses, all of which are embedded in the various phases of the food supply chain, typically serving the multiple retailers and other customers. The land that characterises the area underpins the ability for these businesses to operate within the supply chain and is a highly sought after asset as a result.

Rarely does an opportunity occur to buy such a large area of some of the most consistent and highest quality soils in the UK; add in irrigation, yards, crop storage and a house, and you have a once in a lifetime opportunity to secure a part in this dynamic and fast moving industry.

The following pages of this document aim to inform the reader of what is for sale – further information about the farms is available on the download page on our website, and for those with detailed interest in the opportunity, we will be able to provide you with access to a dedicated data room.

To get an overall view of each farm, you can access 360° panoramic views of the farms by clicking on the links below. The point from which each one is taken is shown on the farm map for each farm in the following pages.

**View the 360° panoramic views:**

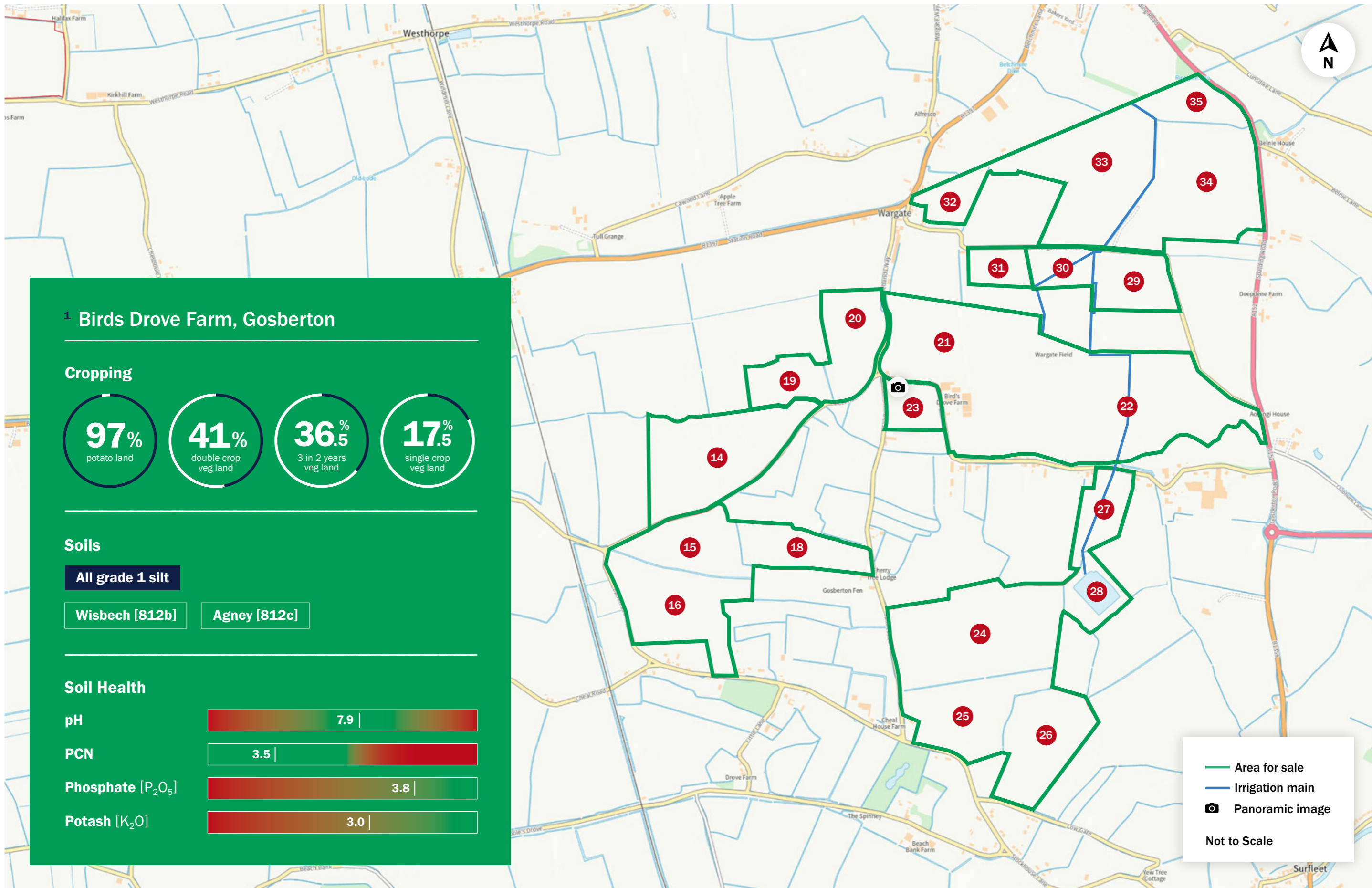


## 1 Birds Drove Farm, Gosberton

204.10 Ha | 504.35 Acres approx.

### Overview

Birds Drove is the biggest of the three farms - it is situated south of Gosberton, with the overall land area spread across 21 fields, many contiguous, and all within a 1 mile radius of the middle of the farm. In the current set up, it is the centre of operations with the main yard, crop storage buildings, office, and house. Irrigation is available using a reservoir, underground main and field hydrants or surface water abstraction points.



# 1 Birds Drove Farm, Gosberton

## Land and Soils

### Land Grade

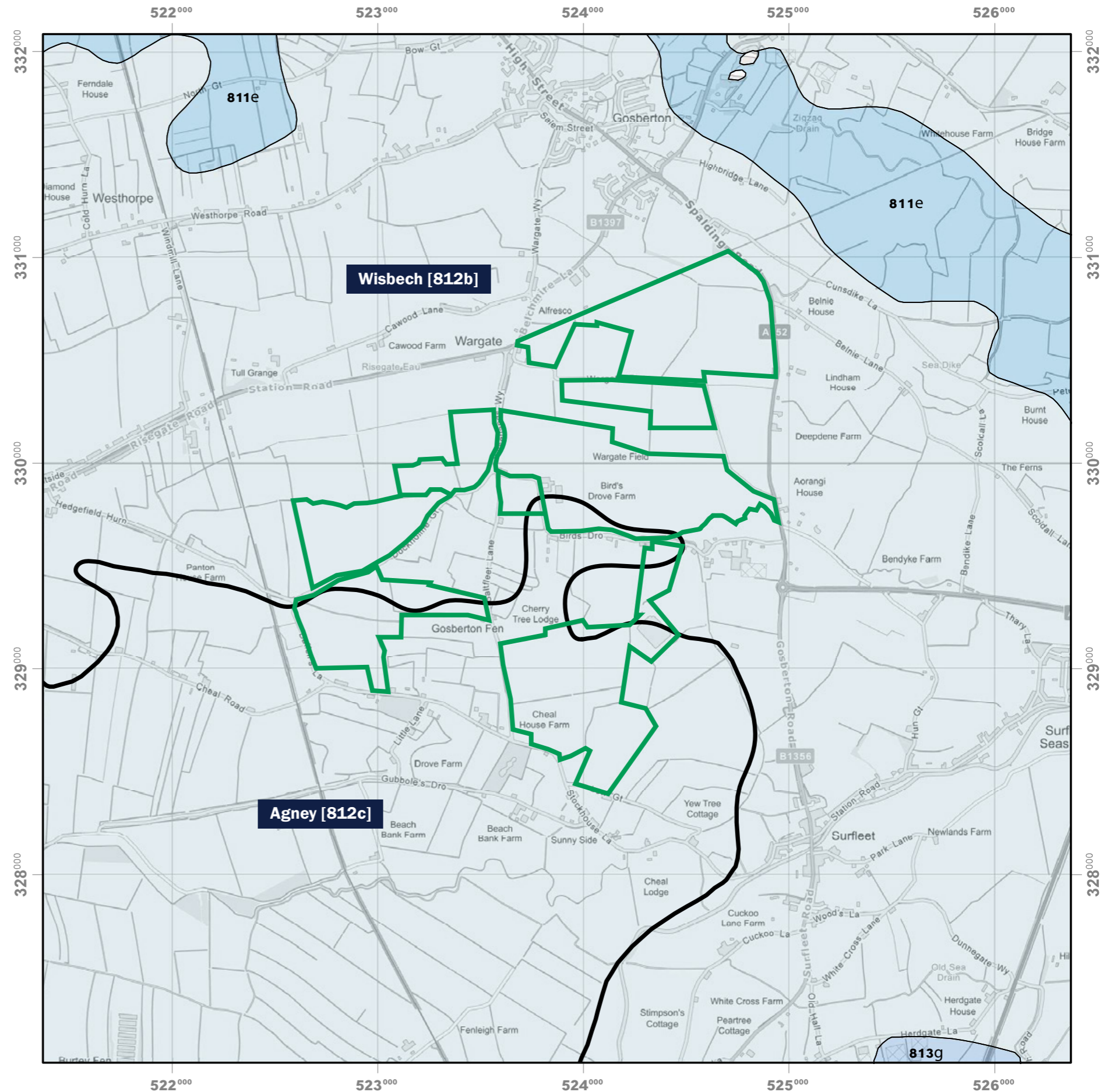
The entire farm is classified as Grade 1 on the Ministry of Agriculture, Land Classification of England and Wales map.

### Soil Classifications

The soils are split between Wisbech [812b] and Agney [812c]. Both types are acknowledged as some of the most flexible, resilient and productive soils in the UK. The back cropping later in this document gives an indication of their potential for a mixture of high value and beneficial break crop production. A site specific Agricultural Report for the farm, produced by Cranfield Environment and Agrifood, can be downloaded from our webpage where you accessed these particulars.

### Drainage

Most of the land is under drained with a combination of clay tile and more recent plastic systems. Full plans of the various schemes are available in the farm data room.



**Land Schedule & Back Cropping**

Field Name	HRL No.	Sheet No.	Field No.	LPIS Area [Ha]	Deeds/Title areas		Area crop splits [Ha]	Owners soil quality score	Cropping																					
					Area [Ha]	Area [Ac]			2023	2022	2021	2020	2019	2018	2017	2016	2015	2014												
T Field	14	TF2229	8565	16.600	2.360	5.832	16.400	1	Pot's	WWht	Cabbage	WWht	Sbeet	Pot's	Calabrese	Calabrese	WWht	SBeet												
T Field					12.673	31.316			1																					
Panton 18	15	TF2229	8934	7.330	19.460	48.087	7.310	1	WWht	Sbeet	WWht	Sbeet	Pot's	WWht	Calabrese	Sbeet	Pot's	Cauli/Calabrese												
Panton 30	16	TF2229	8515	11.820			10.610	2	SBeet/SpWht	Brassica	Brassica	Flowers	Flowers	WWht	Calabrese	SBeet	SpWht	SBeet												
Panton 30					1.000	2																								
Clays15ac Cheal	18	TF2329	2833	6.100	5.920	14.629	6.100	2	WWht	Brassica	Brassica	WWht	Sbeet	Pot's	WWht	Calabrese	Sbeet	SpWht												
Mothers	19	TF2329	2492	4.500	4.500	11.120	4.470	1	Pot's	WWht	Brassica	Brassica	WWht	Pot's	Calabrese	Cauliflower	Cauliflower	SBeet												
Freemantles	20	TF2330	4805	7.220	2.740	6.771	7.080	2	SBeet	Pot's	Brassica	Brassica	WWht	Sbeet	Pot's	Calabrese	Calabrese	SBeet												
Freemantles					4.403	10.880																								
Birds Drove [inc yard]	21	TF2429	1891	47.020	8.510	21.029	12.250	2	Flowers/WWht/SBeet	WWht/Cabbage/Pot's	Cabbage/WWht/SpWht	WWht/Sbeet/Brassica	Sbeet/Pot's/Brassica	Pot's/Cauli/WWht	Cauli/WWht/SBeet	Sbeet/Cabbage/Pot's	SpWht	Sbeet/Cauli/Calabrese												
Birds Drove [inc yard]					39.600	97.854	12.450	1																						
Viners					0.490	1.211	20.640	2																						
Sweetlands	23	TF2329	6884	3.270	3.117	7.703	3.300	2	Pot's	WWht	Cabbage	WWht	Sbeet	Pot's	Calabrese	Calabrese	SBeet	WWht												
Garn 1 45ac	24	TF2329	9103	18.650	38.160	94.295	18.630	3	SpWht	SBeet	Pot's	Vpeas	WWht	SBeet	WWht	Calabrese	Sbeet/Calabrese	WWht												
Garn 1 45ac								3																						
Garn 1 45ac								3																						
Garn 2 Pad	25	TF2328	8975	10.130	38.160	94.295	10.130	2	WWht	Cabbage	Pot's	Brassica	Brassica	WWht	Sbeet	Pot's	Brassica	SpWht												
Garn 2 Pad																														
Garn 2 Pad																														
Garn 3 Council	26	TF2428	1463	10.070			10.080	4	WOSR	WWht	SpWht	SBeet	WWht	WWht	SBeet	SpWht	Sbeet	Cabbage												
Inkleys Top	27	TF2429	3646	4.410	4.400	10.873	4.390	2	Flowers	WWht	Brassica	Brassica	WWht	SBeet	Pot's	SpWht	Sbeet	Brassica												
Inkleys - res	28	TF2429	3216	3.920	3.234	7.992	N/a																							
Inkleys - res					0.590	1.458	N/a																							
Adcocks + Skells	29	TF2430	4820	5.910	6.273	15.502	10.930	3	Cabbage	WWht	Sbeet	Pot's	WWht	Sbeet	Calabrese	Calabrese	Calabrese	Calabrese/Cauli												
Bull	30	TF2430	2234	3.230	3.004	7.422	3.230	3	WWht	SpWht	WWht	SBeet	Pot's	WWht	SBeet	Calabrese	Calabrese	SpWht												
Collies + Skell	31	TF2330	9934	2.940	2.890	7.141	5.250	1	Pot's	Brassica	Brassica	WWht	Sbeet	Pot's	Calabrese	Calabrese	Calabrese	Calabrese												
Wargate + Skell	32	TF2330	8358	3.110	3.050	7.537	3.410	3	Pot's	SpWht	Brassica	WWht	Sbeet	Pot's	Calabrese	Calabrese	Brassica	Sbeet												
Spearpoint	33	TF2430	3767	16.520	16.783	41.472	16.490	1	Sbeet	Pot's	Brassica	Brassica	Brassica	WWht	SBeet	Pot's	Calabrese	WWht												
Council	34	TF2430	7160	17.590	17.588	43.461	17.400	1	Sbeet	Flowers	Pot's	Brassica	Brassica	Cauliflower	Pot's	Spinach	Cauliflower	Cauli/Calabrese												
Bridge	35	TF2430	6992	4.470	4.360	10.773	4.420	1	Sbeet	Flowers	Pot's	Brassica	Brassica	Cauliflower	Pot's	Spinach	Cauliflower	Calabrese												
<b>Total</b>				<b>204.810</b>	<b>204.106</b>	<b>504.355</b>																								



## 1 Birds Drove Farm, Gosberton

### Water and Irrigation

#### Licence

The farm has an Abstraction Licence issued by the Environment Agency under number 5/31/14/\*/0169. This authorises the abstraction of 50,000 CuM of winter water for the purposes of filling the reservoir and subsequent spray irrigation and 50,000 CuM of summer water for the purposes of spray irrigation, at a number of identified abstraction points across the farm. The licence is not time limited but is subject to an existing variation renewal in March 2026. The combined 100,000 CuM equates to 973 acre inches. A copy of the licence is available in the farm data room.

#### Reservoir

Relatively central to the farm, the reservoir is a clay lined, in and above ground design, which holds circa 50,000 CuM. It was built in 2013.

#### Distribution Infrastructure

The licence allows the introduction of water, via a sluice on the River Glen at Surfleet, into a number of identified water courses that flow through and around the farm and from where reabstraction is authorised for spray irrigation. Winter water is abstracted to the reservoir, and then applied to land via a mobile pump and underground main, the location of which is shown on the farm plan earlier in these particulars.

#### Proposed Water Allocations

Subject to EA consent, if Birds Drove and White Cross Farms are not purchased together, it is intended that the licence referred to above will be split pro rata the areas of each farm and taking into account that the winter water licence element has to be used to fill the reservoir on Birds Drove Farm.



## 1 Birds Drove Farm, Gosberton

### Yard and Buildings

#### 1 Potato Store

Potato Store 1 and 2 – Box profile sheet, over steel frame and concrete floor and sliding doors – spray foam insulated. Approx. 900 sqm footprint. 950 box spaces per side. Twin pack compressor with 110kW cooling capacity + 80kW evaporator each side.

#### 2 Machinery Store

Fibre cement sheet over steel frame and concrete floor – approx. 540sqm footprint. Sliding doors. Blowing floor to 1/3 of the area, and central tunnel, against which boxes are stacked to dry out potatoes pre store in load. Space doubles up as machinery storage.

#### 3 Onion Store

Bulk onion store [ambient] – fibre cement sheet over steel frame and concrete/ wood blown floor and central tunnel. Sliding door to each side. 900 sqm approx. footprint. Electric fans with diesel heaters for curing.

#### 4 Machinery Store

Machinery store – fibre cement sheet over steel frame, half height brick walls and concrete floor. Central sliding doors. 260 sqm approx. footprint.

#### 5 Potato Store

Potato stores 8 and 9 - Box profile sheet over steel frame and up and over doors – spray foam and rock wool insulated. Central tunnel with concrete block and wood blown floor. Up and over door to each side. Approx. 630 sqm foot print. 700 box spaces per side. 103kW cooling capacity.

#### 6 Potato Store

Potato Store 10 - Box profile sheet, over steel frame and concrete floor and up and over door. Insulated panel roof and walls. Approx. 450 sqm footprint. 1200 box spaces at 8 high. 78kW cooling capacity.

#### 7 Workshop

Workshop including chemical store/fuel storage – fibre cement sheet and brick over concrete floor. 565 sqm approx. footprint. Includes platform lift and various fuel tanks.

#### 8 Farm Office

Manmade tiles over brick walls – see floor plan on subsequent page. Approx 130sqm footprint.

The yard has a 500kVA high voltage incoming supply with a transformer to step the power down for yard usage. The current usage at max demand is typically 65% of the max incoming availability.

Drainage is private.

There is a vacuum cooler and diesel generator attached to potato store 1 & 2 – whilst believed to be operational, it hasn't been used for several years.

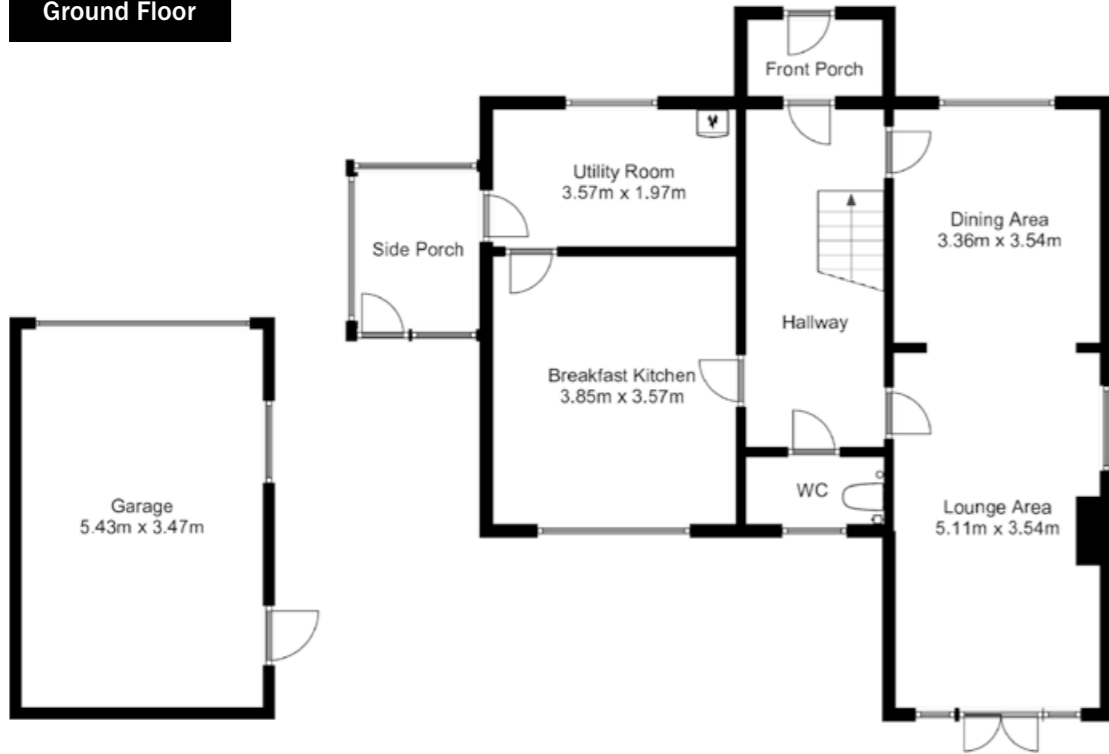
The bulk onion store has a 50kW solar array.

The current owners have an Operator's Licence registered at the yard for the purpose of running their internal haulage fleet.



**1 Birds Drove Farm, Gosberton**

**Ground Floor**



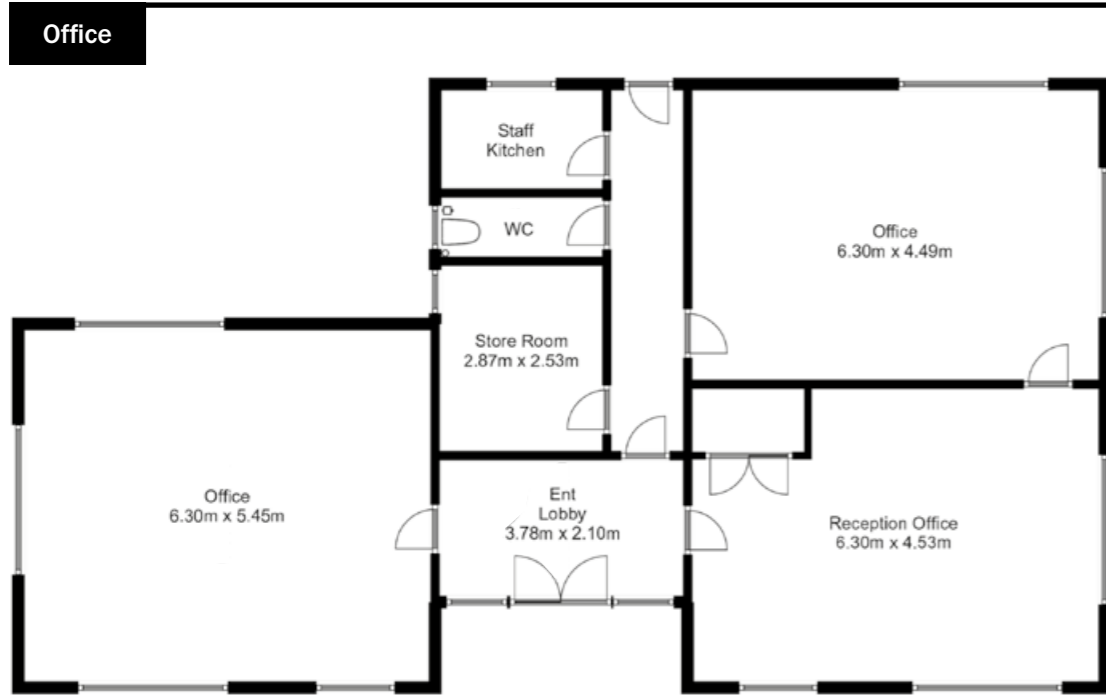
**First Floor**



Fourways House, Birds Drove Farm Yard

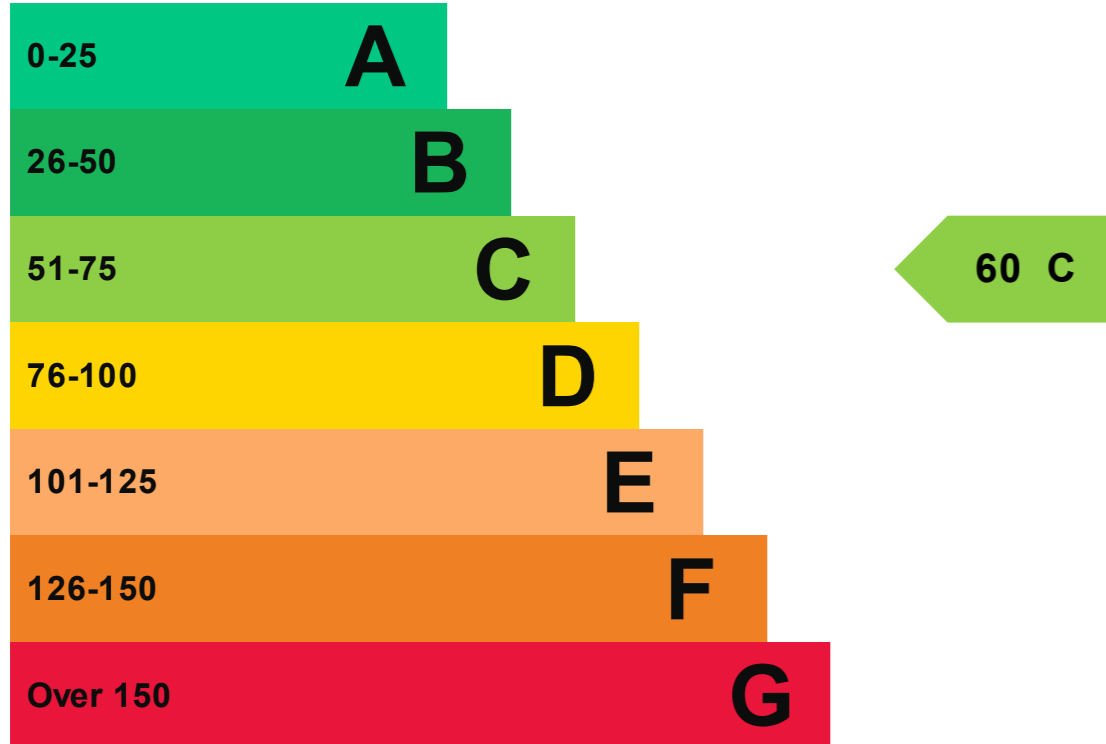
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

<sup>1</sup> Birds Drove Farm, Gosberton



Under 0 **A+**

Net zero CO2



Farm Office, Birds Drove Farm

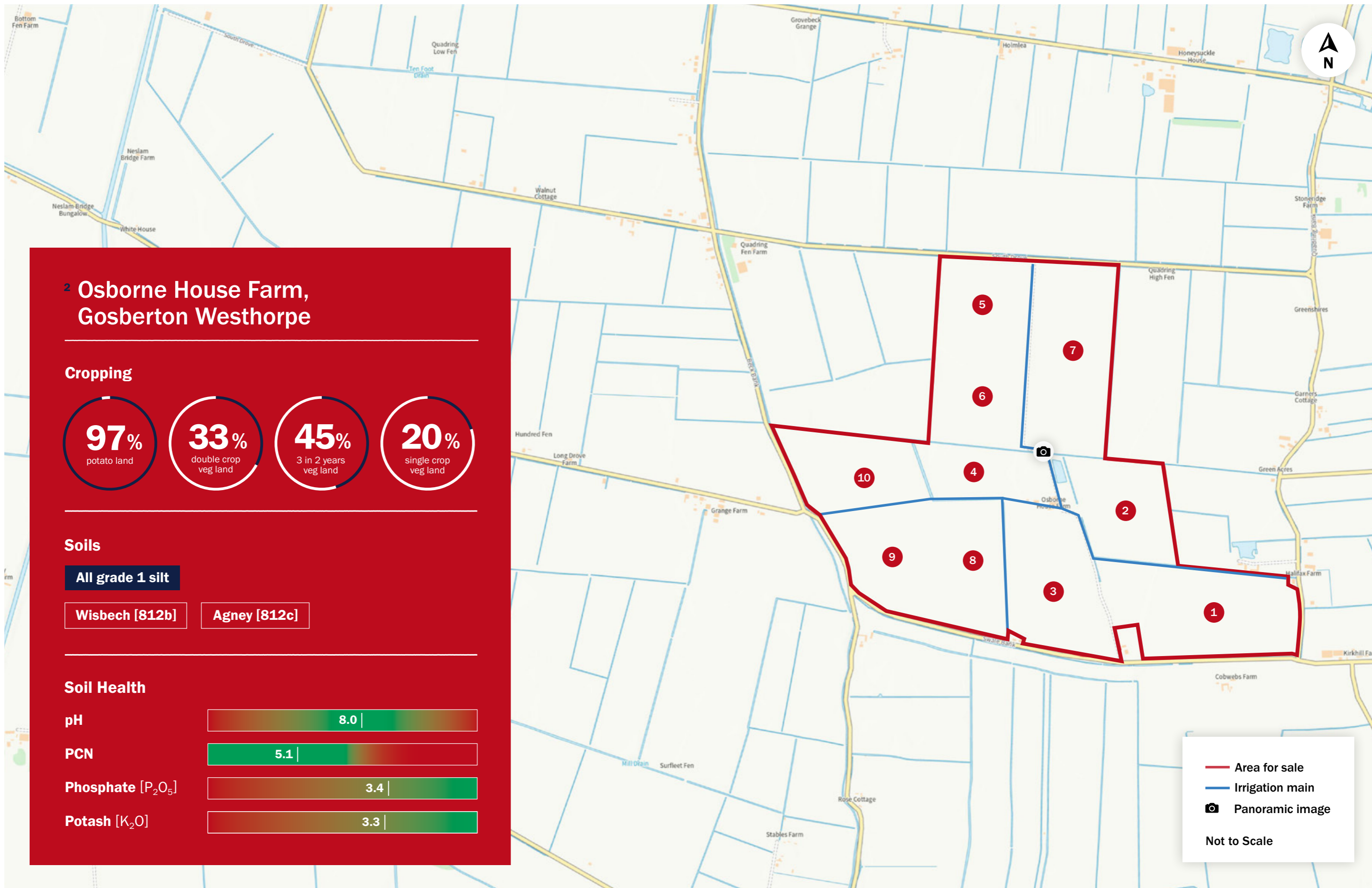


## 2 Osborne House Farm, Gosberton Westhorpe

128.57 Ha | 317.71 Acres approx.

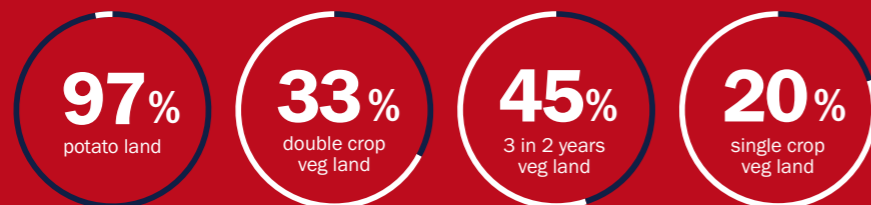
### Overview

Osborne House Farm, Gosberton Westhorpe, is approximately 1.5 miles northwest of Birds Drove Farm at the closest point – as a relatively large ringfenced farm, it is unusual for the area. The overall area is split into 9 regular shaped fields. It benefits from a yard with a range of buildings. Irrigation is available via a bore hole with diesel pump, with a small buffer reservoir, underground main and field hydrants across the farm.



## 2 Osborne House Farm, Gosberton Westhorpe

### Cropping



### Soils

- All grade 1 silt
- Wisbech [812b]
- Agney [812c]

### Soil Health



- Area for sale
- Irrigation main
- 📷 Panoramic image

Not to Scale

## 2 Osborne House Farm, Gosberton Westhorpe

### Land and Soils

#### Land Grade

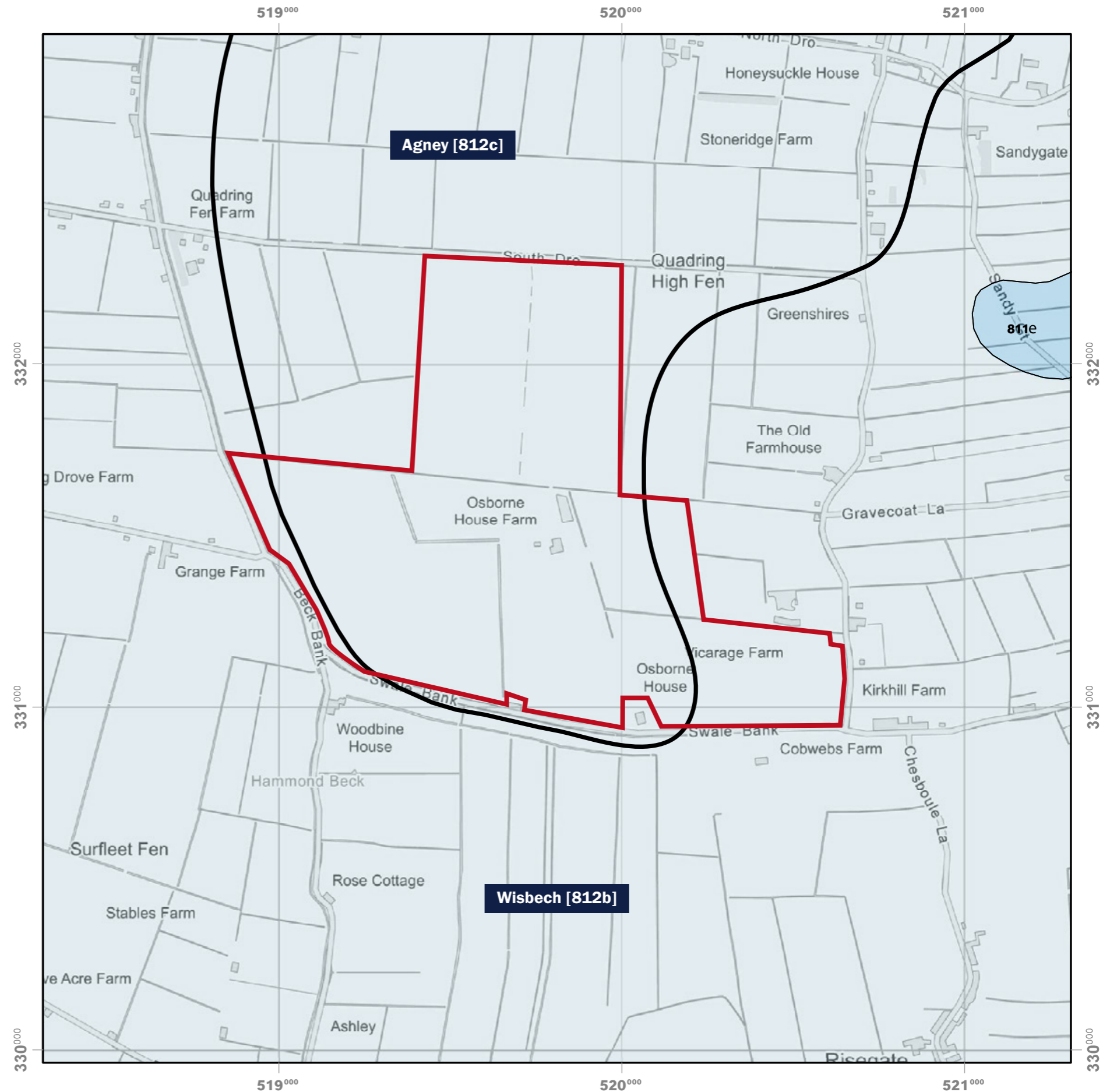
The entire farm is classified as Grade 1 on the Ministry of Agriculture, Land Classification of England and Wales map.

#### Soil Classifications

The soils are split between Wisbech [812b] and Agney [812c]. Both types are acknowledged as some of the most flexible, resilient and productive soils in the UK. The back cropping later in this document gives an indication of their potential for a mixture of high value and beneficial break crop production. A site specific Agricultural Report for the farm, produced by Cranfield Environment and Agrifood, can be downloaded from our webpage where you accessed these particulars.

#### Drainage

Most of the land is drained. Some plans of the various schemes are available in the farm data room.



Land Schedule & Back Cropping

Field Name	HRL No.	Sheet No.	Field No.	LPIS Area [Ha]	Deeds/Title areas			Owners soil quality score	Cropping									
					Area [Ha]	Area [Ac]	Area crop splits [Ha]		2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Daniels	2	TF2031	0545	10.970	10.830	26.761	10.830	3	Flowers	WWht	Sbeet	WWht	SBeet	Pot's	WWht	Sbeet	WWht	SBeet
48 Acre	1	TF2031	3210	19.110	1.966	4.859	1.200	2	Pot's/WWht/SpWht/GC	Flowers/Sbeet	Flowers/Sp Wht/Bio Fu	WWht/SBeet	Pot's/Sbeet	Vpeas/Pot's	WWht/Calabrese	SBeet/Calabrese	WWht/Cauliflower	Sbeet/Lettuce
48 Acre					10.000	2												
48 Acre					8.020	3												
Home & Barn	3	TF1931	7333	23.770	115.780	286.098	14.973	2	WWht	Sbeet	Pot's	Flowers	WWht	Sbeet	Cauliflower	Calabrese	Pot's	SpWht/WWht/Lettuce
Stackyard	4						1.610	2	WWht/GC	SBeet	Calabrese/Bio Fu	Sbeet	Pot's	WWht	Calabrese	Calabrese	Sbeet	Pot's
Stackyard	4						6.000	2										
Coney A + B	5	TF1931	7197	39.620	115.780	286.098	10.000	1	Carrots/ Spinach	Carrots	Carrots/Pot's	Pot's/Cauli	Cauliflower	Cauliflower	Calabrese	Calabrese/Pot's	Pot's/Cauli	Lettuce
Coney A + B	6						10.260											
Coney C	7						12.160	1	Carrots/WWht	Carrots/Sbeet	Flowers	Pot's/Sbeet	Pot's/Vpeas	Cauliflower	Calabrese	Calabrese	Cauliflower	Pot's
Coney C	7						6.600	3										
Cottage	8	TF1931	3727	34.000	115.780	286.098	7.690	2	Pot's/WOSR	WWht	Sbeet	Flowers	WWht	SBeet	Pot's	SpWht	Cabbage	Sbeet
Cottage							4.000											
Corner Field	9	TF1931	3727	34.000	115.780	286.098	3.200	4	WOSR/WWht	WOSR/WWht	Sbeet/WWht	Sbeet/Pot's	WWht	Sbeet/Vpeas	Calabrese	Calabrese	Cabbage	Sbeet
Corner Field							8.400											
Evisons Bridge	10						10.560	2	Potatoes	Spinach	Brassica	Brassica	WWht	Sbeet	Pot's	WWht	SBeet	SpWht
<b>Total</b>				<b>127.470</b>	<b>128.576</b>	<b>317.719</b>												





## <sup>2</sup> Osborne House Farm, Gosberton Westhorpe

### Water and Irrigation

#### Licence

The farm has an Abstraction Licence issued by the Environment Agency under number 4/30/12/G/246. This authorises the abstraction of 59,099 CuM of water between 1st April and 30th September annually, for the purposes of spray irrigation. The licence permits up to 60.7Ha [150 acres] of the farm to be irrigated in any year; it is not time limited. The annual volume equates to 575 acre inches. A copy of the licence is available in the farm data room.

#### Reservoir

Located adjacent to the borehole is a small butyl lined buffer reservoir of approximately 4,500 CuM capacity.

#### Distribution infrastructure

The farm benefits from an underground main, with multiple field hydrants, in the location shown on the farm plan.



## <sup>2</sup> Osborne House Farm, Gosberton Westhorpe

Yard and Buildings

### <sup>1</sup> General Purpose Building

General purpose building - box profile sheet over steel frame and hardcore floor. Central roller door. Approx 1150 sqm footprint.

### <sup>2</sup> General Storage Building

Fibre cement sheet over steel frame and part clad sides. Approx 230 sqm footprint.

### <sup>3</sup> Lettuce Building

Fibre cement sheet roof, box profile sheet walls over steel frame.

The yard has a mains 3 phase power supply.



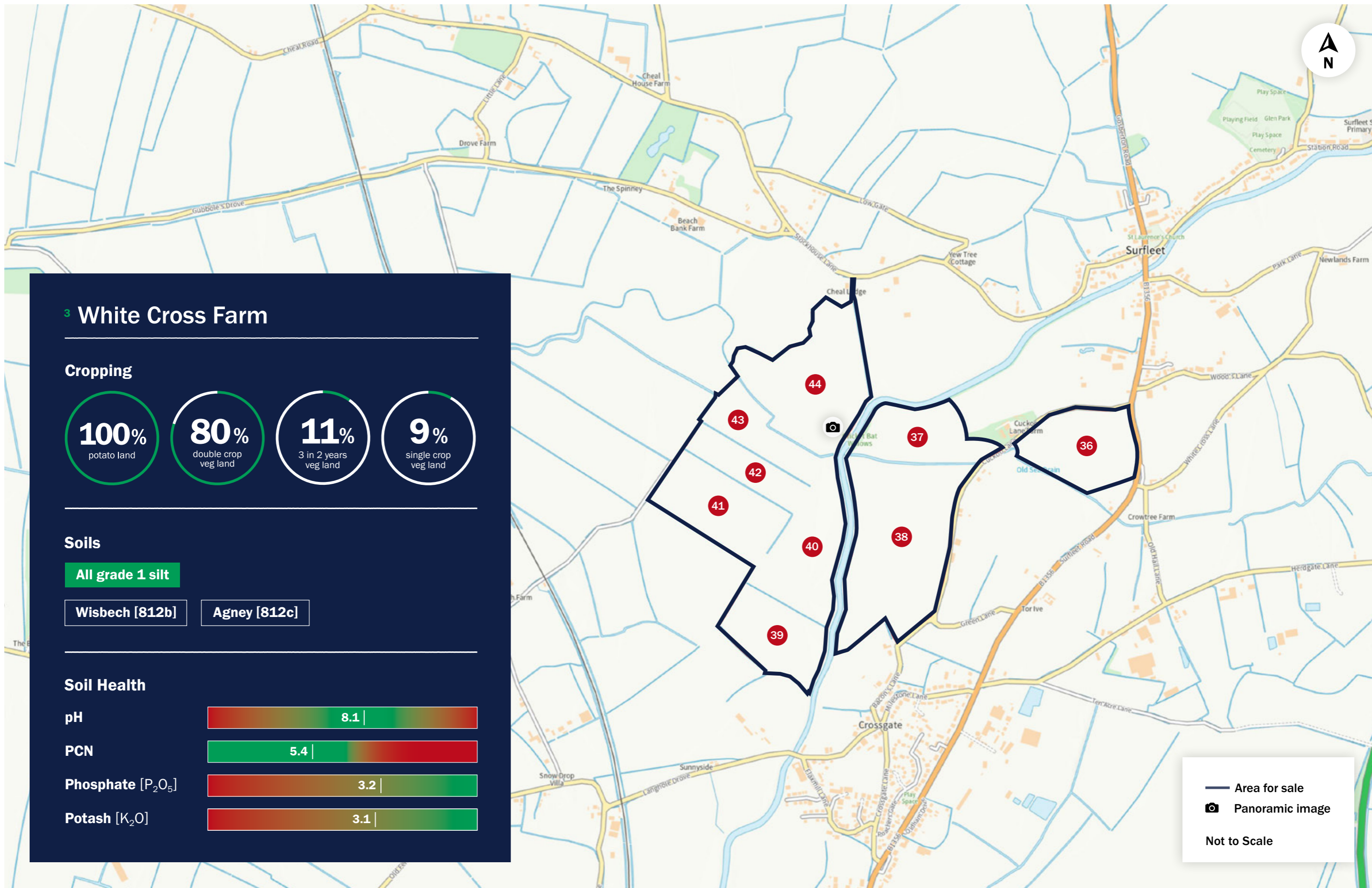


### 3 White Cross Farm, Surfleet

72.16 Ha | 178.31 Acres approx.

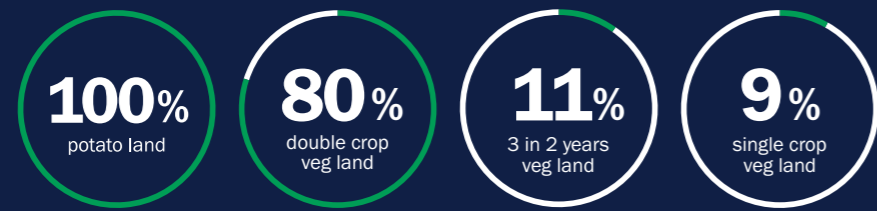
#### Overview

White Cross Farm, Surfleet, is less than a quarter of a mile due south of Birds Drove Farm at the closest point. The farm is south of the village of Surfleet and straddles the River Glen. Similar to White Cross Farm, but for the river Glen, it is a ring fenced block of bare land. The overall area is split into 9 fields. It benefits from being included in the Birds Drove abstraction licence which will be apportioned across both farms, if they are purchased separately.

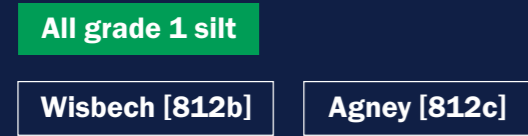


### 3 White Cross Farm

#### Cropping



#### Soils



#### Soil Health



— Area for sale  
 📷 Panoramic image  
 Not to Scale

### 3 White Cross Farm, Surfleet

#### Land and Soils

##### Land Grade

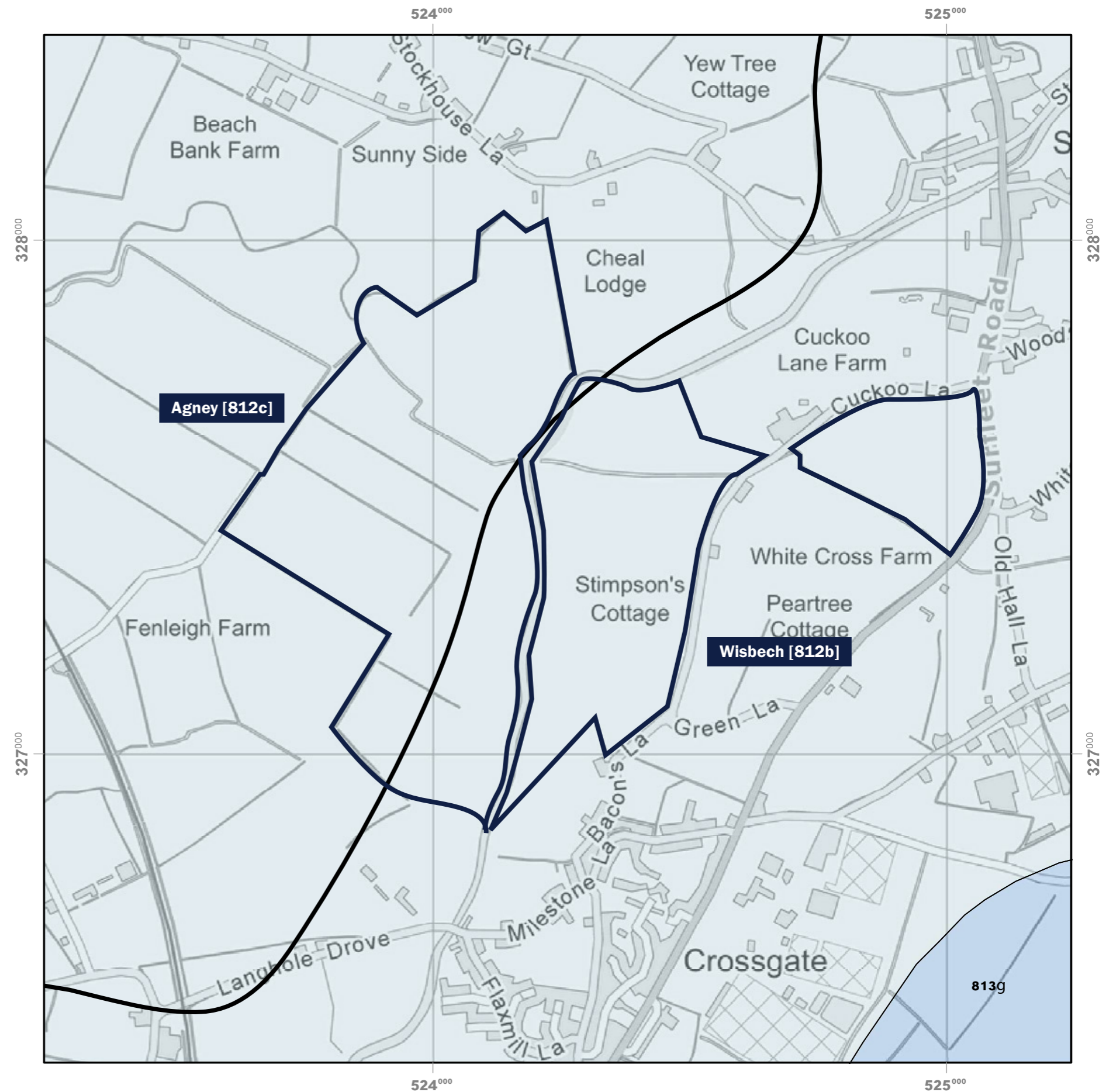
The entire farm is classified as Grade 1 on the Ministry of Agriculture, Land Classification of England and Wales map.

##### Soil Classifications

The soils are split between Wisbech [812b] and Agney [812c]. Both types are acknowledged as some of the most flexible, resilient and productive soils in the UK. The back cropping later in this document gives an indication of their potential for a mixture of high value and beneficial break crop production. A site specific Agricultural Report for the farm, produced by Cranfield Environment and Agrifood, can be downloaded from our webpage where you accessed these particulars.

##### Drainage

Most of the land is under drained with a combination of clay tile and more recent plastic systems. Full plans of the various schemes are available in the farm data room.



Land Schedule & Back Cropping

Field Name	HRL No.	Sheet No.	Field No.	LPIS Area [Ha]	Deeds/Title areas		Area crop splits [Ha]	Owners soil quality score	Cropping									
					Area [Ha]	Area [Ac]			2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
W X 18 Road	36	TF2427	9159	7.110	7.480	18.483	7.110	1	Brassica	Flowers	Pot's	Cauliflower	Brassica	Cauliflower	Pot's	Calabrese	Calabrese	Sbeet
W X 12	37	TF2427	4262	5.730	5.955	14.715	5.280	1	Brassica	Brassica	Flowers	Pot's	Brassica	Cauliflower	Calabrese	Pot's	Brassica	Calabrese
W X 40	38	TF2427	3630	16.630	16.978	41.954	8.100	1	Brassica/Pot's	Pot's/Brassica	Brassica/Bio Fu	Brassica	Brassica	Brassica/Pot's	Pot's/Cauli	Cauliflower	Cauli/Pot's	Pot's/Cauli/Calabrese
W X 40							8.130											
Burrell 1	39	TF2427	0125	29.850	41.75	103.166	6.290	1	Flowers	SpWht	Brassica	WWht	Sbeet	Pot's	WWht	Cauliflower	Cauliflower	SBeet
Burrell 2	40						8.380	1	WWht	Sbeet	SpWht	SBeet	Pot's	Cauliflower	Calabrese	Cauliflower	Pot's	Calabrese
Burrell 3	41						6.700	3	Sbeet	Pot's	WWht	SBeet	WWht	Vpeas	WWht	Cauliflower	Pot's	SpWht
Burrell 4	42						3.140	2	Pot's	WWht	Sbeet	WWht	SBeet	Pot's	WWht	Calabrese	Calabrese	Pot's/Cauli/Calabrese
Burrell 5	43						4.190	2	Pot's	WWht	Sbeet	WWht	SBeet	Pot's	WWht	Calabrese	Calabrese	Pot's
Burrell 6	44						TF2427	0979	11.510	11.480	1	Sbeet	Flowers	Pot's	WWht	Vpeas/Flowers	Cauliflower	Calabrese
<b>Total</b>				<b>70.830</b>	<b>72.163</b>	<b>178.318</b>												



## General Information

The contents of this section apply to all three farms, unless the text specifically refers to an individual farm or farms.

## Contracts and Quotas

Sugar beet has been grown on the farms for many years - currently, 4,500 tonnes are contracted with British Sugar - it is assumed that they would want this production to continue, and purchasers should make their own enquiries.

## Sporting Rights

All sporting rights are included in the sale of the land.

## BPS | Entitlements

Delinked BPS payments, due to be made by the RPA from 2024 onwards, will be transferred to the purchaser[s], based on the total BPS max eligible area of each lot, subject to agreeing the relevant mechanism and the RPA rules, once the details have been published. In the alternative, the parties may agree a purchase price adjustment to reflect the seller retaining the income arising from the delinked payments starting in 2024.

## Potato Boxes

The purchaser of Birds Drove Farm will be obliged to buy the potato boxes relating to the crop storage buildings on the farm [4,500 boxes]. The amount will be in addition to the agreed price for the farm and will be on the basis of market value taking account of the age and condition of the boxes - the boxes range in age from 1 to 17 years old.

## Development Overage

Fields 36 and 38 at White Cross Farm are being sold subject to an overage to the seller, providing 35% of any value uplift deriving from any non agricultural/horticultural development of the land, within a period of 40 years from completion of the sale.

## Tree Preservation Orders

Various trees running along the Risegate Eau, which is the northern boundary of Birds Drove Farm, are subject to preservation orders.

## Easements, Wayleaves and Rights of Way

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

There are several annual wayleave agreements for electricity poles and cables crossing the Farm. Copies of the agreements and other relevant information are available via the data room, access details on request from the sellers' agents.

There is a public footpath along the western bank of the River Glen where it runs through White Cross Farm.

White Cross Farm benefits from an access from the south along the riverbank to the highway.

There is an underground electricity cable crossing part of White Cross Farm.

A track running across the southern boundary of Burrells 1 [Field 39] at White Cross Farm is subject to a right of way for the benefit of a third party, providing access to the field to the west.

## Outgoings

Drainage rates are payable annually to both Welland and Deepings IDB and the Black Sluice IDB. For the period to 31st March, 2024, the respective approximate rates per hectare are £32 and £43.86.

There are various Internal Drainage Board [IDB] drains running through and around the three farms. These watercourses are subject to Drainage Act Byelaws giving the relevant IDB rights to use and maintain them for the purposes of draining the areas in which the farms are located.

## Tenure and Possession

The land is offered for sale freehold with vacant possession, subject to the following holdover requirements and agreements.

White Cross 12, 18 & 40 [Fields 37, 36 and 38] - for brassica harvest until 31st December 2023.

Adcocks & Skells [Field 29] - for brassica harvest until 30th November 2023.

Sugar beet land and all field and yard based clamps to the close of the sugar beet factory in 2024.

Potatoes for the period to the end of November 2023.

Spinach to 15th October 2023.

The yards at Birds Drove and at Osborne House Farm until 31st January 2024, to facilitate the machinery sale and subsequent exit activities.

The crop storage buildings at Birds Drove farm until end June 2024 including access to the farm office in order to use the store management systems and software and, using the yard to out load the crop to customers during the holdover period.

The general-purpose buildings at Birds Drove Farm until 31st January 2024.

Part of Birds Drove field currently growing winter wheat [Field 21] until 31.01.2024 for the purposes of holding a machinery sale.

Fourways House - Vacant possession of the house is likely to be available by the date of completion - please contact the agent for more details.

These will only apply if the date of exchange/ completion is earlier than the end date of the relevant holdover period.

## Tenant Right

The purchaser will buy from the seller, in addition to the purchase price, the harvest 2024 growing crop, based on actual costs of inputs and the establishment charges based on CAAV costings to establish and manage the crop to the date of completion, plus VAT as applicable - more details available for the seller's agents.

## Method of Sale / Legal Process

The Farm is offered for sale as a whole or in 3 lots by private treaty. It is likely, but not certain, that best bids will be requested as part of the sale process, so if you are interested in making an offer for the Farm, please make sure that you make this known to the selling agents.

Following acceptance of an offer, the purchaser will be expected to exchange contracts within 8 weeks of the agreement of Heads of Terms. Completion thereafter will be either concurrent with exchange or by agreement thereafter. It is intended that a purchaser will complete as soon as the legal process allows and prior to Christmas 2023.

If the completion date is post the customary period when winter sown crops are established, the vendor will undertake this activity and sell them to the purchaser on completion within the terms of the Tenant Right wording below.

## Plans Areas and Schedules

The property comprises multiple Land Registry titles. There are also areas of unregistered land.

The areas referred to in these particulars are derived from the measured areas of the constituent Title parts as downloaded into the Land App and, the unregistered areas based on the deeds, transferred onto and measured in, the Land App. These are shown in the column labelled Deed/Title areas in the land schedule for each lot. The LPIS areas on the land schedule are based on RPA data.

The detailed land plans reflect the basis of measurement and approach referred to in the previous paragraph. They are provided for illustrative purposes only and are believed to be correct, but the accuracy cannot be guaranteed. Hub Rural Ltd has prepared these particulars as accurately as the available information will permit.

## Boundaries

It will be assumed that the purchaser[s] has full knowledge of all of the boundaries; neither the seller nor their Agent will be responsible for confirming any boundaries or the ownership thereof.

## Land and Soil Stats Information

The land/soil information provided, is based on the following.

Soil indices are simple averages from tests that have been carried out during the last farm cropping rotation period.

The PCN information is a weighted average and is typically derived from a test that will have been carried out immediately before the last time potatoes were grown within the farm cropping rotation.

Copies of the information on which these are based are available in the Data Room.

The owners Soil Quality Score, shown in the land schedule table for each farm, is the owners view of the capability of the soil, split into 4 categories.

1. Double cropping brassica land
2. Three brassica crops in two years including an overwintered crop
3. One brassica crop per year
4. Not suitable for potatoes.

It is accepted that this grading is subjective, but the back cropping supports the basis, so we are happy that it a sensible approach to defining land and soil quality/capabilities.

## Viewing

Viewing will be strictly by appointment with the selling agents. Please contact the office to arrange a viewing which will be available on a number of set viewing days.

Prospective purchasers viewing the Farm should be aware that the land is commercially farmed, and you should use appropriate/ proportionate measures to ensure your safety whilst on the property.

The viewing of land and property is permitted under the Covid context, and any potential purchasers visiting the property shall always follow all COVID relevant requirements and rules as in force on the date of visit to the property.

### VAT

If the sale of the land, or any associated rights become a chargeable supply in the context of VAT legislation, VAT will be payable by the purchaser[s] at the prevailing rate, in addition to the purchase price.

### Disputes

In circumstances where purchaser[s] and the seller are unable to resolve dispute arising consequent to the sale of the land, the seller's Agents will appoint an Arbitrator.

### Data Room

There are farm specific data rooms - please contact the office to ask for access which will be conditional on you accepting our terms and conditions of access and use of the information.

These particulars are intended to be printed on A3 paper, landscape orientation. If you would like us to send you a printed copy, please contact the office.

### Guide Price

The guide price for the property as a whole is **£15,500,000** [fifteen million five hundred thousand pounds]

### Selling Agent [sole]

Hub Rural Ltd, The Crew Yard  
Pickwell House, Hogs Gate,  
Moulton, Spalding, Lincolnshire,  
PE12 6QH

T: 01406 404101  
M: 07841 231222  
E: hugh@hubrural.co.uk  
www.hubrural.co.uk



# Once in a lifetime opportunity to buy circa 400 Ha (1,000 Acres) in and around Gosberton near Spalding, South Lincolnshire

For sale by private treaty as a whole or in lots

## Land & Soil

### All grade 1

97%  
potato land

47%  
double crop veg land

35%  
3 in 2 years veg land

17%  
single crop veg land



## Buildings

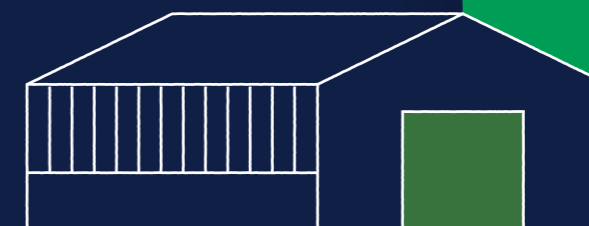
6,300 Sq/m [67,500 Sq/ft] [apprx.]

### In two yards comprising

4,500  
box spaces  
chilled potato storage

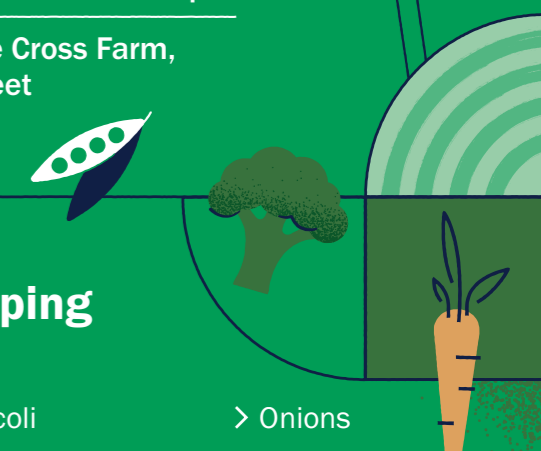
1,500  
tonnes  
bulk ambient onion storage

- > General purpose / machinery storage space
- > Farm office
- > Modern house



## Farms

- 1 Birds Drove Farm, Gosberton
- 2 Osborne House Farm, Gosberton Westhorpe
- 3 White Cross Farm, Surfleet



## Cropping

- > Broccoli
- > Carrots
- > Cauliflower
- > Celery
- > Chinese Cabbage
- > Daffodils
- > Dutch White Cabbage
- > Gladioli
- > Iceberg Lettuce
- > Little Gem Lettuce
- > Onions
- > Potatoes
- > Romaine Lettuce
- > Spinach
- > Sugar Beet
- > Sunflowers
- > Sweet Williams
- > Tulips
- > Vining Peas
- > Wheat

## Water

Two abstraction licences - 159,099 cu/m total PA  
54,500 cu/m total reservoir capacity  
99% of area licensed & irrigable  
1,548 acre inches PA  
Underground mains with field hydrants



#### IMPORTANT NOTICES

Hub Rural Ltd for themselves and for the Vendors or Lessors of this Property gives notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract.

2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Hub Rural Ltd for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only.

3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase.

4. Hub Rural Ltd, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Hub Rural Ltd for any error, omission or mis-statement in these particulars.

5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk.

6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

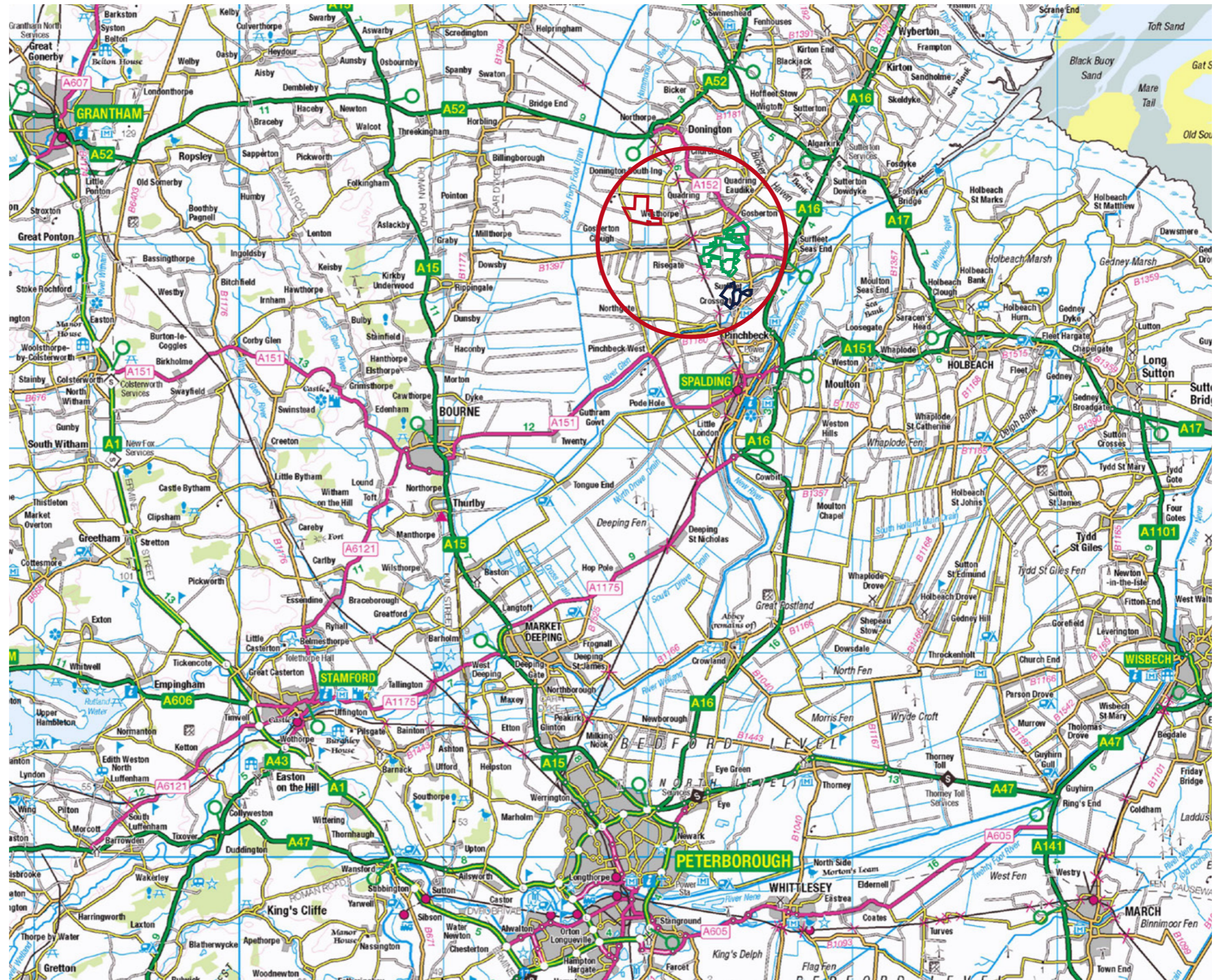
7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single/Basic Payment Scheme eligibility of any land being sold or leased.

8. These Particulars were prepared in June 2023.

OS Licence No. LIG1479 and Map data shown may contain Ordnance Survey © products supplied by Land App.

© Crown Copyright and database rights from date shown above Ordnance Survey © licence number 100059532

These particulars are intended to be printed on A3 paper, landscape orientation. If you would like us to send you a printed copy, please contact the office.



For more information email Hugh [hugh@hubrural.co.uk](mailto:hugh@hubrural.co.uk) or call us on 01406 370 035

[hubrural.co.uk](http://hubrural.co.uk)

# Contact us

T: 01406 370035

E: [hugh@hubrural.co.uk](mailto:hugh@hubrural.co.uk)

[www.hubrural.co.uk](http://www.hubrural.co.uk)

Hub Rural Ltd, The Crew Yard, Pickwell House,  
Hogs Gate, Moulton, Spalding, PE12 6QH

