

White House Farm



Gedney Dyke, Lincolnshire



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Gedney Dyke, Lincolnshire, PE12 0AJ

A family owned and farmed fully equipped holding, comprising a significant block of exceptional, well-managed arable silt land, a range of modern agricultural buildings and stores, and two substantial residential properties

INTRODUCTION

White House Farm extends to approximately 170.18 hectares (420.51 acres) in total, with some of the highest quality Romney and Wisbech silt soils.

The property is being brought to the market due to the family retiring from farming and moving away from the area. Also included in the farm sale is Smith's Farm (a fully equipped equestrian smallholding) and Peregrine's Rest (a Grade II Listed period Farmhouse and buildings).

The freehold is available for sale and is being sold by Private Treaty. The farming business, C Wright and Son (Gedney) Limited, is also available for sale as a Going Concern if a buyer is interested in this type of acquisition. Further information on a share sale is available from Wheelers Accountants of Wisbech.



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LOCATION AND SITUATION

White House Farm, Gedney Dyke, Lincolnshire, PE12 0AJ

what3words:

White House Farm Access: ///pans.cable.affirming

White House Farm Buildings: ///subjects.flooding.reflector

Smith’s Farm: ///copy.drainage.quilting

Peregrine’s Rest: ///pouting.essays.mostly

Middle Yard, Greendyke: ///corn.evoke.terms

White House Farm is located around the village of Gedney Dyke in rural Lincolnshire. The nearby Market Towns of Long Sutton and Holbeach have supermarkets and a wide array of independent shops and weekly markets and are only a 5 minute drive away. Further afield is Spalding, approximately 10 miles west, offering further supermarkets and retail stores. Surrounded by flat Fenland landscapes, Gedney Dyke offers a relaxed, rural lifestyle close to the Norfolk coast while remaining within reach of larger towns and cities for essential needs.

The area around Gedney Dyke is predominantly agricultural in nature with highly productive arable land, focussed on the production of horticultural crops, root crops (including potatoes, onions and sugar beet) as well as field vegetables, salads, pulses and combinable crops.



LAND

White House Farm comprises Grade 1 silty soils which are regarded as some of the most fertile and versatile agricultural land in the UK. These soils are free-draining and provide the ideal environment that supports consistently high yields across a range of crops, including root crops, brassicas, flowers, salads, vining peas, and all combinable crops. Furthermore, these highly productive soils are capable of intensive cultivation while remaining resilient, making them particularly well-suited to modern, high-output farming practices. With the ability to produce exceptional quality crops, this land is an asset for both established growers, those looking to expand their farming enterprise and investor buyers.

The soils predominantly belong to the Romney and Wisbech Soil Associations (with some Agney), being deep stoneless permeable calcareous fine and coarse silty soils with ground water being controlled by ditches and pumps.

Full back cropping information for White House Farm is available in the Data Room.

There are approximately 30 hectares (75 acres) of daffodil bulb stock grown for cut flowers in the ground which are between one and six years old. There are approximately ten different daffodil bulb varieties planted on the farm, details of which are in the Data Room. Over the past years the bulb stocks have been lifted and moved around the farm benefitting yields and performance, producing a strong income stream in the constantly increasing daffodil flower market.

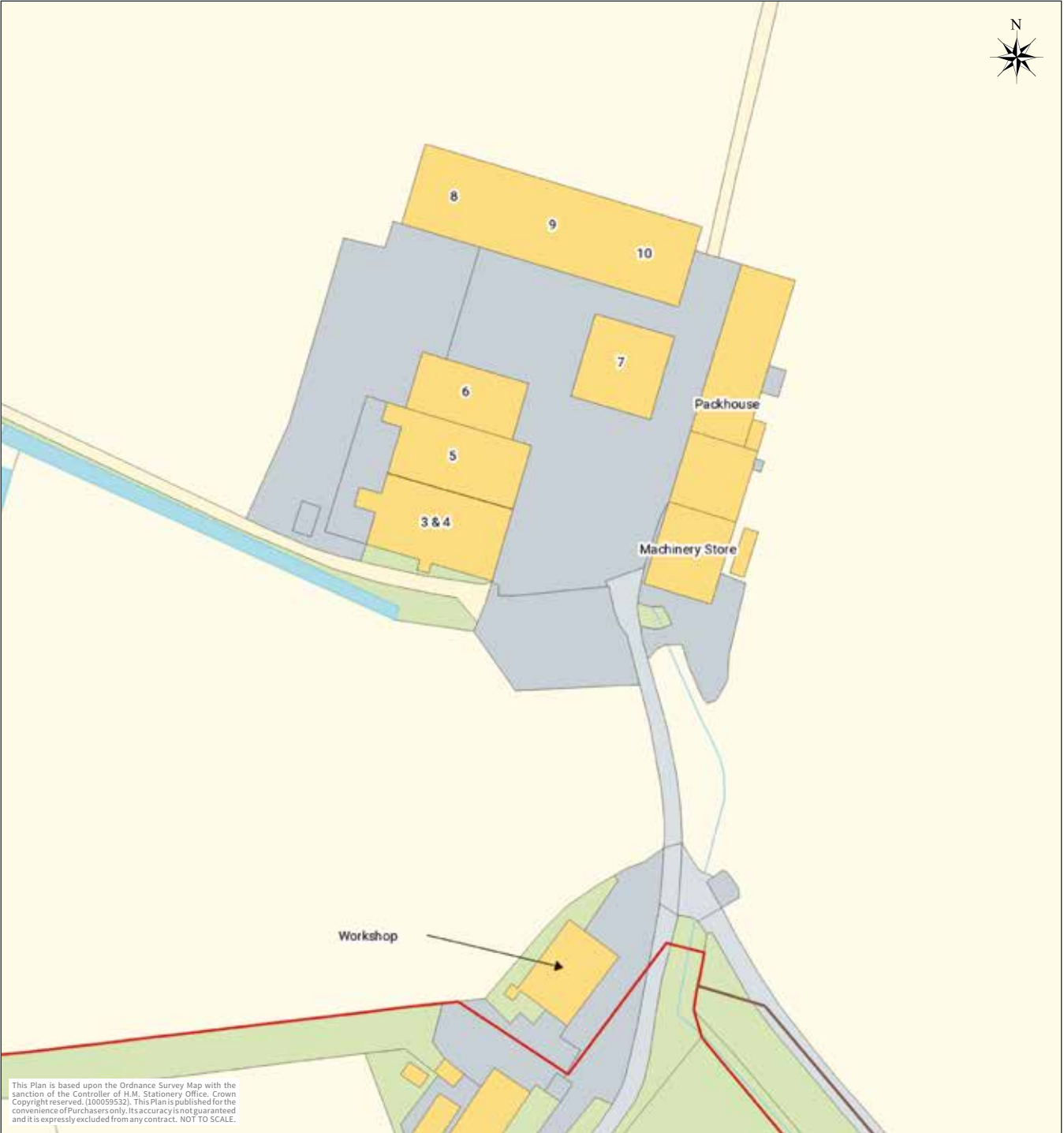
In response to pressures of foreign imports and a move to producing more local and sustainably grown cut flowers, UK producers have seen an increase in demand over the last 10 years. Consumer preferences for outdoor production methods align with eco-friendly values and reducing carbon footprints, with farmers providing high quality seasonal local produce.

The farm has previously worked closely with Rowe Farming to expand the daffodil flower production in South Lincolnshire.

There are approximately 3 hectares (7.4 acres) of asparagus on Lot 1 in full production. In the past, the top quality asparagus has been supplied to supermarkets, wholesale and catering outlets from the onsite packhouse.

A further 12 hectares (29.65 acres), some of which is recently planted and in its first year of production, is on rented land in Norfolk. Available by separate negotiation.

Approximately 20 hectares (49.42 acres) of potatoes have been planted in Spring 2025 in two fields of Lot 1. 5.8 hectares (14.33 acres) of potatoes have also been planted in Lot 2 in Spring 2025.



There are several fields across the farm which have not grown potatoes over the past six years extending to circa 64.75 hectares (160 acres); the quality silts produce excellent packing samples.

Approximately 23.89 hectares (60 acres) in 2024/25 were Licenced to a specialist third party grower for cabbages. The Licence fee equates to £400/acre not including use of the buildings.

The current Licensees are interested in renting or licencing the land for potatoes and some break crops (maize, spring/winter wheat).

The buildings at White House Farm provide extensive space for temperature controlled bulk and boxed vegetable and potato storage (see below).

The farm is underdrained in places as required with well-maintained modern plastic pipes as well as some older clay pipes. By its nature the deep silts are generally free draining and to date have not required extensive underdrainage.

BUILDINGS

Included in the offering is an extensive range of modern agricultural buildings, including temperature controlled stores, workshop and vegetable processing unit all serving the farm as well as providing an annual income from storage and processing Licence Agreements. Some of the buildings are Licenced to third parties on an annual/seasonal basis providing an income stream of over £90,000 per annum. This provides another significant revenue in addition to the direct agricultural income. The recent occupiers of the farm building are interested in agreeing new occupation Agreements with the buyer of the farm subject to agreeing terms.

There is approximately 3,100 tonnes of potato box storage, 800 tonnes of bulk onions, 2 x 600 tonnes of bulk potato stores and a packhouse with intake and outtake cold stores with additional machinery storage buildings.

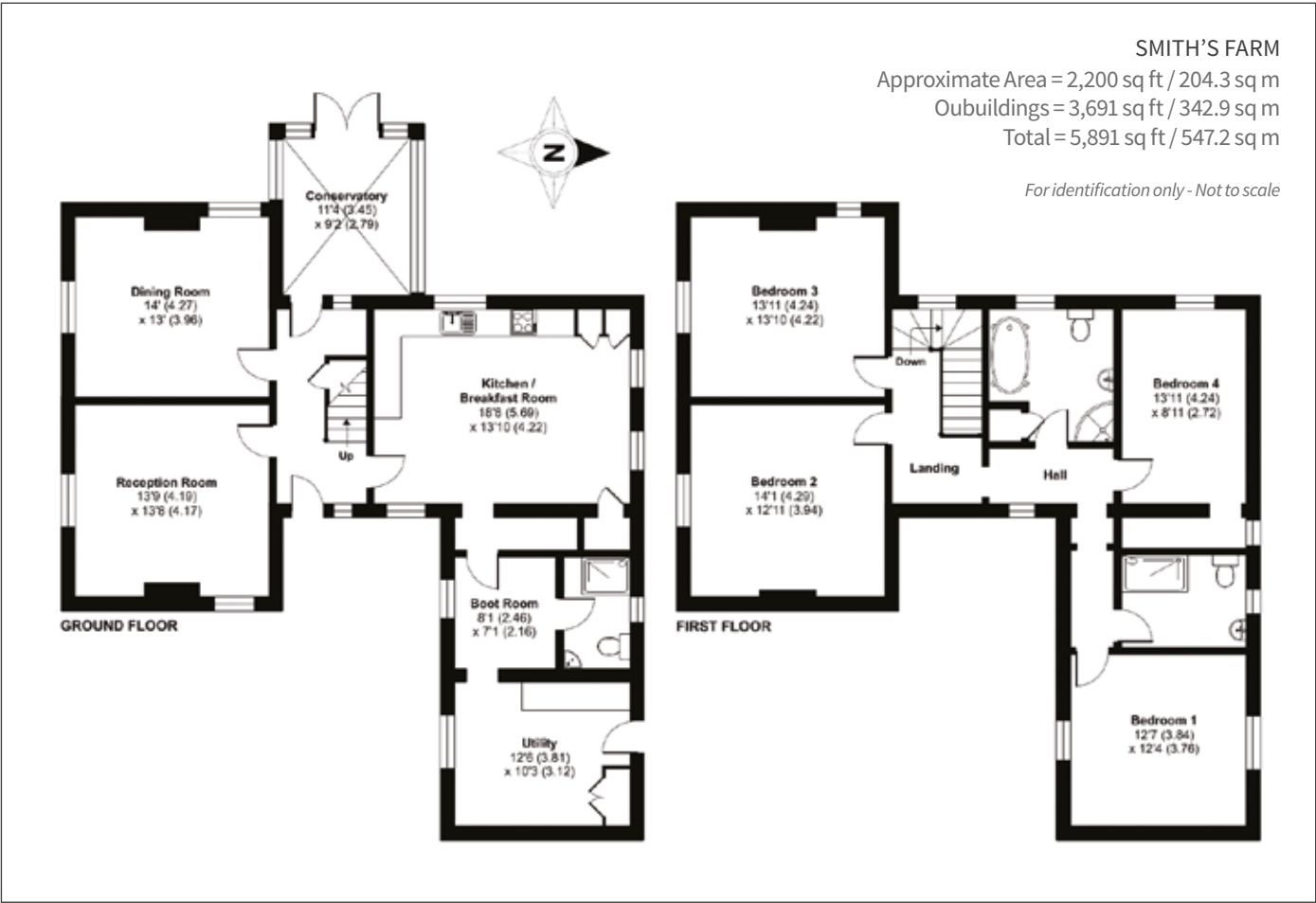


NO./NAME	CURRENT USE	CONSTRUCTION	M2 (GEA)	SQ FT (GEA)
3&4	Onions	Foam insulated steel portal frame constructed of asbestos cladding and rainwater goods, timber drive on drying floor and central tunnel. 3m internal grain wall, timber drying tunnel. Twin sliding doors (4.57m x 4.28m), and an external control house.	505.02	5,434.00
5	Bulk	Same construction as above, brick construction on outside. Same timber floor. Insulated door (4.7m x 4.28m).	328.81	3,538.00
6	Bulk	Steel portal frame with asbestos cladding comprising timber root crop floor and galvanised grain wall. Electric roller door (4.98m x 4.5m). PVC downpipe.	271.62	2,922.68
7	Potatoes	Steel portal frame with insulated steel profile cladding, foam insulated with electric roller door and insulated steel sliding doors. Concrete floor, 3 bay.	350.69	3,773.46
8	Potatoes	Insulated potato box store. Steel portal frame with insulated steel profile cladding. Concrete floor, manual roller door (4.88m x 5.86m).	440.52	4,740.00
9	Daffodils	Insulated potato box store. Steel portal frame with insulated steel profile cladding. Concrete floor, electric roller door. Internal personnel door.	345.17	3,714.00
10	Daffodils	Accessed from store 9 through personnel door and roller shutter. Same construction.	334.76	3,602.00
Packhouse	Asparagus and flowers	Steel portal frame insulated composite panel, steel cladding roof, UPVC guttering and down pipes.	733.38	7,891.00
Quality Control Room				
Control House & Welfare		Hand wash sink and fridge control unit.		
Cold store		Manual external and internal roller doors (3.17m x 2.4m).		
Shelter		PVC windows, composite panelling, emergency exit route.		
Machinery Store	Tractor Shed	Hardcore floor, steel portal frame, steel cladding.	279.29	3,005.14
Workshop	General Workshop	Brick built with foam insulated steel walls and a straw mix insulated thruster wall, steel twin sliding doors, air floor (not used) and fan. LED lighting.	236.30	2,542.62
Building X (Lot 2)	Equipment Store	An open fronted steel frame barn under an arched corrugated fibre cement/asbestos roof, steel sheet cladding and walls with a dirt floor and an adjoining lean-to of the same construction.	334.69	3,601.31



RESIDENTIAL

Smith's Farm, Fleet Bank, Gedney Dyke, PE12 0AW - (see enclosed individual Sale Brochure for Smith's Farm)
A fully equipped equestrian smallholding with a spacious four-bedroom detached dwelling, extensive equestrian facilities including a block of stables, stores, workshop and tack room, with an adjoining 60m x 20m manège and fenced grass paddocks in all extending to 1.67 hectares (4.12 acres). There is an opportunity for the buyer of Lot 1 to extend the grass pastures into the adjoining arable land forming part of Lot 1.

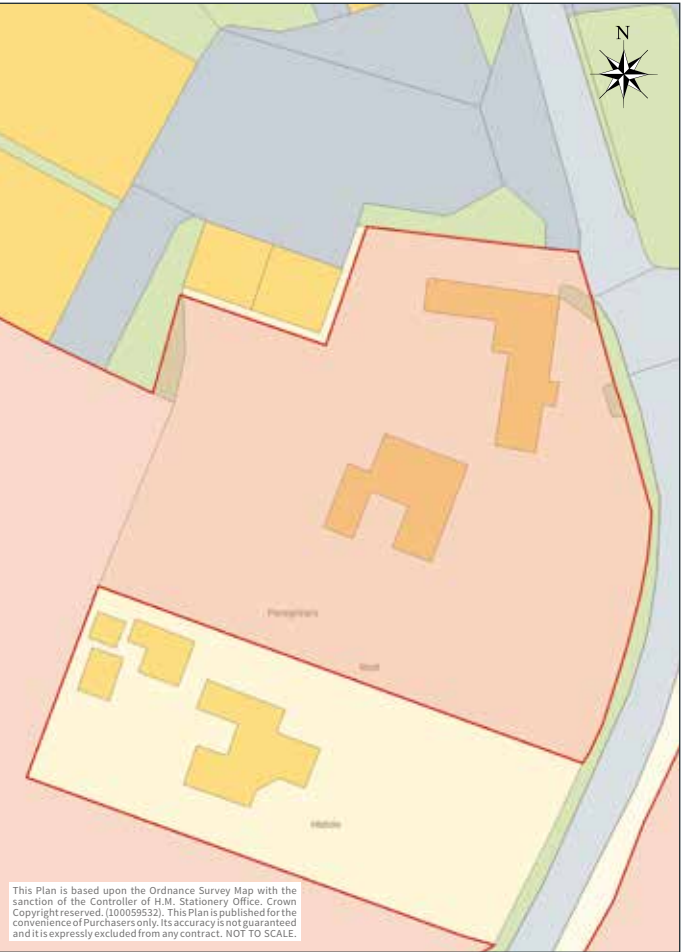
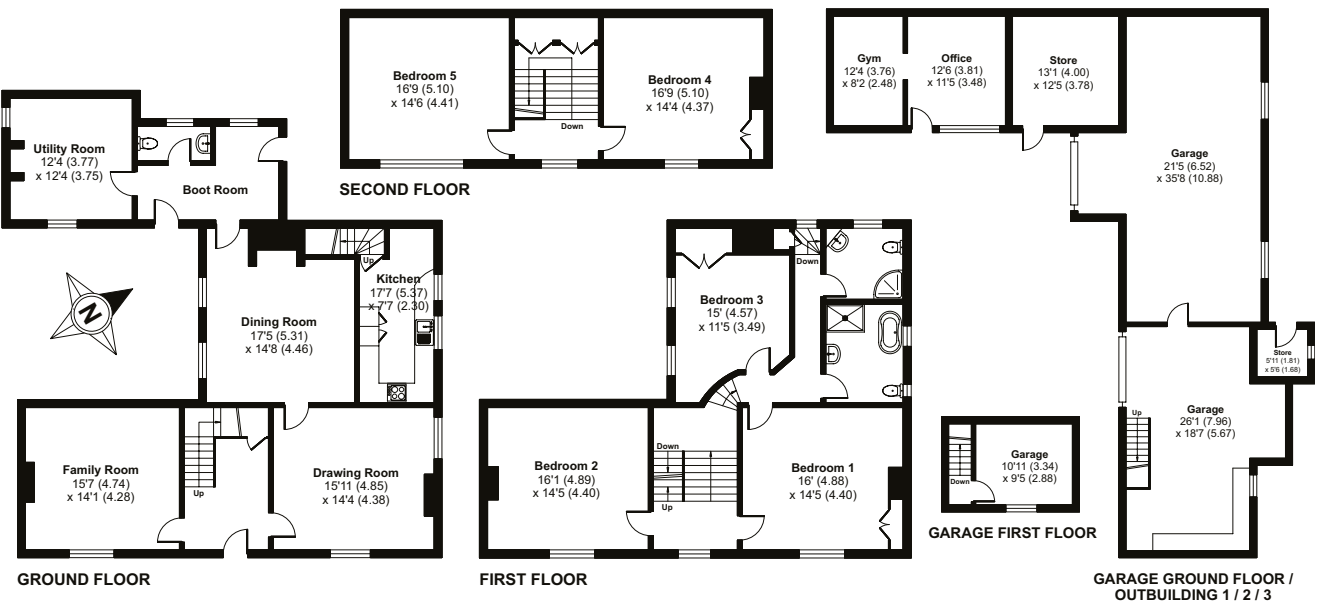




Peregrine's Rest, Hallgate Gedney, PE12 0AH – (see enclosed individual Sale Brochure for Peregrine's Rest)
A well-proportioned and substantial Grade II listed farmhouse dating from 1763 extending to approximately 272m² (2,926 sq ft). The property has many fine period features, five bedrooms and is presented in superb order. The house benefits from a large barn/outbuilding incorporating a garage, home office, gym and workshop, surrounded by a private driveway and gardens in a plot extending to 0.30 hectares (0.75 acres) in total. The plot adjoins the surrounding farmland in Lot 2 allowing for the plot to be extended if desired.

PEREGRINE'S REST
Approximate Area = 2,934 sq ft / 272.5 sq m
Garage = 1,173 sq ft / 108.9 sq m
Outbuildings = 447 sq ft / 41.5 sq m
Total = 4,554 sq ft / 422.9 sq m

For identification only - Not to scale



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (00059532). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.





LOTING

Lot 1

Extending to approximately 101.94 hectares (251.89 acres) shaded in blue on the Sale Plan, including circa 98.73 hectares (243.96 acres) of Grade 1 arable land, White House Farm yard and buildings and Smith's Farm house and equestrian facilities.

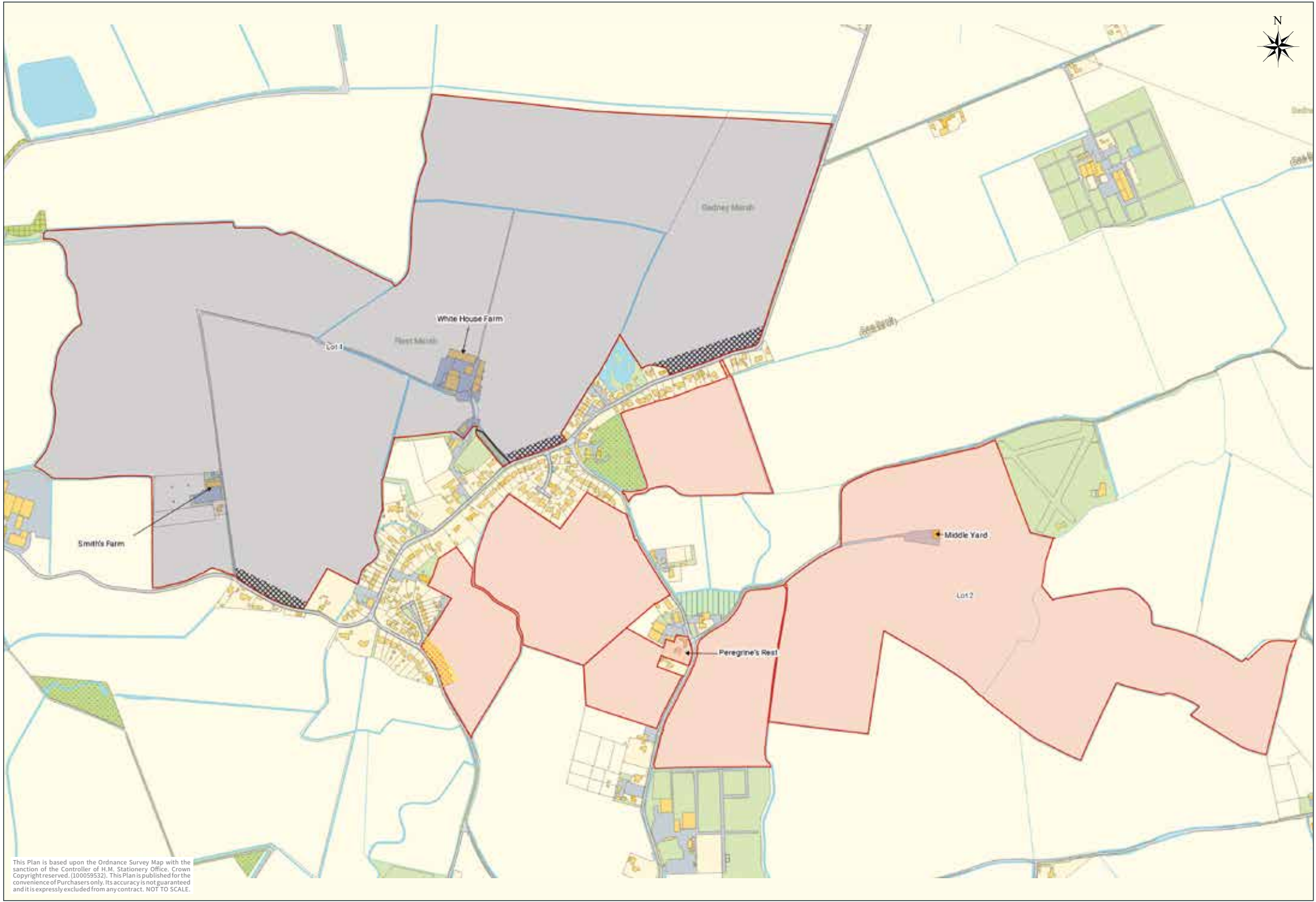
Lot 2

Extending to approximately 68.24 hectares (168.63 acres) shaded in red on the Sale Plan, including circa 67.51 hectares (166.82 acres) of Grade 1 arable land, Middle Yard and Peregrine's Rest, the traditional period farmhouse.

MACHINERY

A machinery sale will be taking place following the 2025 harvest, likely to be in September. The onsite sale will take place in and around the White House Farm yard and buildings. A Holdover provision will be reserved in the Sale. Further details of the Sale can be obtained from the Selling Agents in due course along with the Sale Catalogue.

The asparagus processing machinery is available for purchase prior to and separate to the general farm machinery sale.



GENERAL REMARKS & STIPULATIONS

Method of Sale

The Freehold of the property is offered for sale by Private Treaty as a Whole or in two Lots.

Tenure & Possession

The majority of the farm is being sold with vacant possession, subject to certain Holdover provisions for the machinery sale, clearance of crops in the ground, in store and depending on the timing of the sale. Holdover may be required for Smith’s Farm and Peregrine’s Rest.

Completion of the Farm Business as a Going Concern cannot happen before 10th November 2025. Early Entry may be permitted for the buyer subject to Terms.

Overage

The areas hatched black on the Sale Plan, along Roman Bank and Main Street are being sold subject to a new Overage Agreement. The Agreement will be triggered on the implementation of a Planning Permission for a non-agricultural use, or the sale of the land subject to Planning Permission for non-agricultural use. The period of the Overage will be 20 years for a 20% uplift in value.

It is understood that there is an existing Overage Agreement impacting the area hatched yellow within Lot 2. The Sellers solicitor is investigating this matter and further information will be made available once the information is sourced.

Business Sale

C Wright and Son (Gedney) Limited is available for sale as a Going Concern. If a potential buyer is interested in this type of acquisition, please contact the Selling Agents . A purchase of the business would include all assets and liabilities of the business and the sale of the shares would be dealt with by Wheelers Accountants of Wisbech.

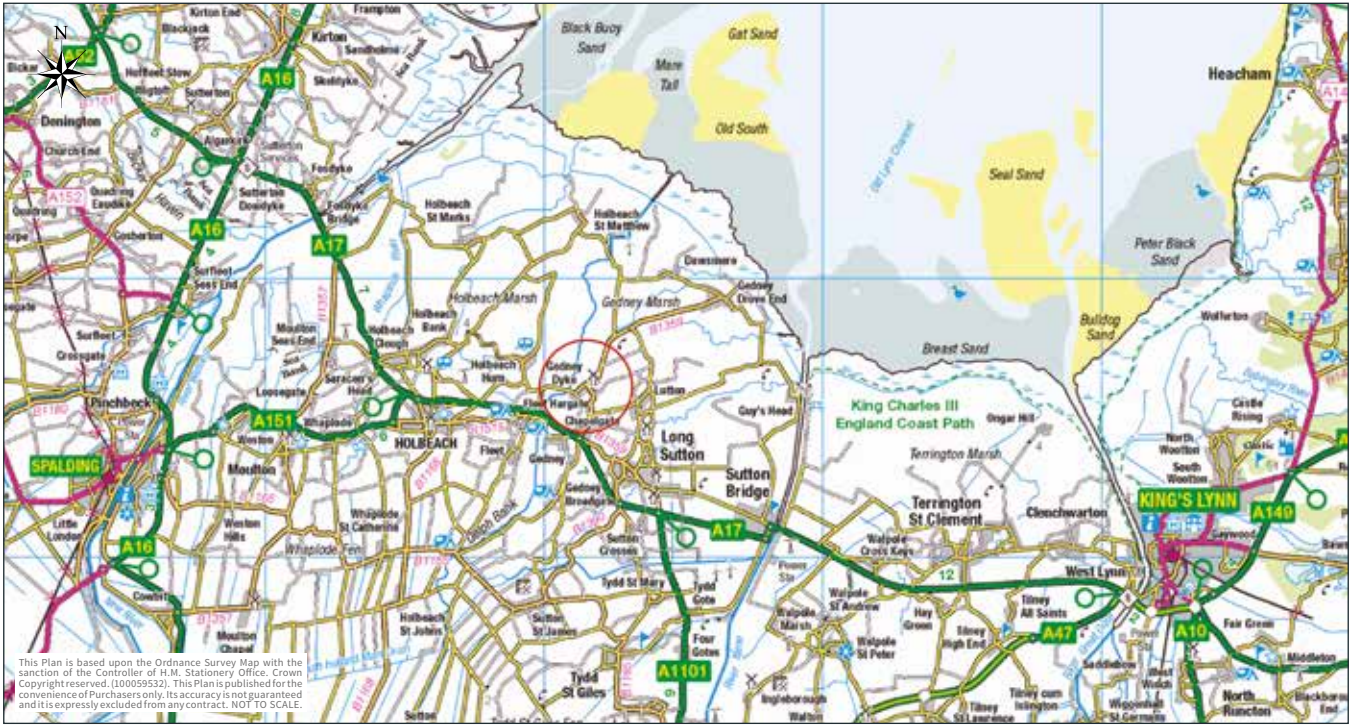
The acquisition of the Business would include all assets owned by the company, including machinery, crops in the ground, in store as well as any consumable stocks.

Exchange of Contracts

Exchange of Contracts is to take place as soon as practically possible following receipt by the buyer’s solicitor of a draft Contract.

Timing

Completion of a Freehold sale or the Farm Business as a Going Concern cannot happen before 10th November 2025.



Access

The majority of the farm is accessed directly from Lincolnshire County Council adopted highways or from internal farm tracks.

An unrestricted right of way for all purposes is to be retained over a route along the main farm drive marked brown on the Sale Plan for one of the sellers to access their adjoining retained residential property and buildings.

Wayleaves, Easements & Rights Of Way

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

Services

White House Farm yard and building benefits from three phase electricity and mains water. A services plan is available in the Data Room.

There are three FloGas Tanks situated on the west side of the buildings at White House Farm which are owned by FloGas, with the tanks being rented and gas purchased. There is an option for the Buyer of the farm to keep renting the tanks or have them removed in the future. These gas tanks currently service the temperature controlled stores (3-6).

There is a 7,000lt bunded diesel tank currently situated on land adjoining White House Farm yard not part of the sale; this is the main tank servicing the farm. If a buyer would like the tank dismantled and moving onto the sale property, the Sellers will do this subject to agreeing the location.

Smith’s Farm and Peregrine’s Rest have mains electricity and water connections, along with private sewerage systems and oil-fired central heating.

Boundaries

The buyer shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining boundaries, nor their ownership.

Outgoings

Drainage Rates are payable to the local Drainage Board. Further details are available from the Seller’s Agents.

Council Tax is payable to South Holland District Council for Smith’s Farm and Peregrine’s Rest.

VAT

Should any sale of the farm, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable buy the buyer in addition to the Contract price.

Sporting, Minerals & Timber

All mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale.

Sporting rights are available in the Freehold of White House Farm.

Town & Country Planning

The buyer will be deemed to have full knowledge and have satisfied themselves as to the planning matters that may affect the property.

Fixtures & Fittings

All fixtures and fitting are excluded from the sale unless specifically referred to in these Particulars.

Plans, Areas & Schedules

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Data Room

Access to the Data Room will be made available on request from Rowley Barclay or Izzy Fear in the Brown&Co King’s Lynn Office.

Viewings

Strictly by appointment with Brown&Co.

Please contact -

E: rowley.barclay@brown-co.com or

E: izzy.fear@brown-co.com

Disputes

Should any disputes arise as to the boundaries or any points concerning the Particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agents.

Health & Safety

The property is part of a working Farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Anti Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Selling Agents once an offer has been submitted and accepted (subject to Contract) prior to Solicitors being instructed.

Solicitors

Fraser Dawbarns LLP

1-3 York Row

Wisbech

PE13 1EA

Contact: Daniel Ball

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IMPORTANT NOTICES

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