



Land at Moulton Loosegate
Spalding, Lincolnshire

BROWN & CO JH Walter

Land at Moulton Loosegate, Spalding, Lincolnshire PE12 6PA

A prime block of Grade 1 silt land within the Lincolnshire Fens

Highly productive Grade 1 agricultural land, Good roadside frontage
Capable of specialised horticultural and high-value vegetable cropping

In all approximately 40.74 hectares (100.69 acres)

FOR SALE BY INFORMAL TENDER

TENDER DEADLINE: 12 NOON WEDNESDAY 2ND JULY 2025

Guide Price for the Whole £1,175,000



INTRODUCTION

The land at Moulton Loosegate extends to 40.74 hectares (100.69 acres) of prime, versatile Grade 1 silt land, situated within two parcels in a productive farming area. The land is renowned for its exceptional silt characteristics, which allow for specialised vegetable and root crops. It is well positioned for efficient arable operations and is offered for sale with vacant possession, either as a whole or in two lots.

SITUATION

The land is located in south Lincolnshire, between the villages of Moulton and Loosegate, with the B1357 running directly along the eastern boundary. This provides a direct link to the A17, offering excellent connectivity to the wider region. The town of Spalding is approximately 5 miles to the west, and Holbeach is around 4 miles to the east.

DESCRIPTION

The land is arranged in two blocks, each with direct access from the B1357 and additional internal access routes. The field parcels are well-sized and of regular shape, making them suitable for commercial agricultural and horticultural enterprises.

The land is offered for sale by informal tender as a whole or in individual lots. The tender deadline is 12 noon on Wednesday, 2nd July 2025. The guide price for the whole is £1,175,000.

The land is classified as Grade 1 on the Agricultural Land Classification Map, with soils comprising a mixture of Soil Series including Wisbech, Agney, Romney, and Stockwith, as identified in The Soil Survey of England and Wales Plan. These are typically described as fine and coarse silty soils.

This excellent soil quality supports a wide range of crops, including high-value vegetables, brassicas, and root crops. A full cropping history is available in the enclosed schedule.

LOT 1 – 26.41 HECTARES (65.27 ACRES) OF LAND AND TRADITIONAL BUILDING (AS SHOWN SHADED PINK)

Guide price: £720,000

What3words: ///bibs.ocean.events

Lot 1 comprises the main block of productive Grade 1 silt land, presented in five well-sized parcels, all benefiting from direct access via the adjoining public highway. The parcels are also accessible via interlinking gateways to facilitate efficient agricultural operations.

A traditional breeze block-constructed building is located within field parcel 7606. The building extends to approximately 45 square metres (492 square feet).

LOT 2 – 14.33 HECTARES (35.42 ACRES) OF BARE LAND (AS SHOWN SHADED BLUE)

Guide price: £455,000

What3words: ///quick.poetry.excusing

Lot 2 consists of a single field parcel, accessed from the north-east via the right of way shown by the brown hatched line leading from the public highway known as Seas End Road, which runs south from the A631.

GENERAL REMARKS AND STIPULATIONS

Holdover

Holdover will be required on completion for any land where crops remain to be harvested or require lifting and clearing. The extent of the holdover will be clearly defined prior to completion. Estimated date are:

Brassicas – 31/03/2026

Sugar Beet – 28/02/2026

Spring Beans – 31/10/2025

Early entry will be available where possible subject to the exchange of contracts having taken place and payment of a double deposit (20%).



Tenure & Occupation

The property is freehold with vacant possession available once the 2025 crop has been harvested and cleared. Relevant notice has been served to bring the current Farm Business Tenancy Agreement to an end.

The property is registered under Land Registry Title Numbers LL284748, LL284454, and LL286957. Insofar as we are aware, the mineral, timber, and sporting rights are all included with the freehold.

Overage

An overage will apply to the entire property for any energy generation and storage development, also for a period of 20 years from the date of completion. The overage will be triggered for any energy generation or storage project (keeping a wide definition to incorporate any new/future/emerging technologies).

This will be triggered on the implementation of the planning permission or disposal of the land with the benefit of the permission, whichever is sooner. If the freehold is sold, the overage amount payable will be 30% of any uplift in capital value derived from the development at the trigger date. In the case of a renewable lease, 30% of the uplift in value from an agricultural rent to a renewable rent shall be payable.





Method of Sale

The land is offered for sale by informal tender, as a whole, or in two lots. The informal tender is on the following terms:

1. All tenders must reach the office of Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH no later than 12 noon on Wednesday 2nd July 2025. No late tenders will be considered. Email tenders will be accepted to becky.devlin@brown-co.com.
2. Tenders should be submitted in the prescribed form and clearly marked 'Tender for land at Moulton.'
3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids.
4. No tender will be considered, which is calculated only by reference to another tender.
5. The seller does not undertake to accept the highest or indeed any tender.
6. Full name and address of both the prospective buyer and their solicitors should be provided with any tender.
7. All tenders must include evidence of finance for the purchase and further particulars may be required before an offer is accepted.
8. Completion is to take place no later than 30th November 2025, subject to holdover where appropriate.

The tender form is available in PDF form on request from the seller's agent.

Drainage

The land benefits from effective drainage systems, supporting year-round agricultural operations. No formal records of land drainage schemes are held. The land lies within the South Holland Internal Drainage Board, and drainage rates are paid annually.

Services

There are no services currently connected to the land.

Irrigation

The land does not benefit from irrigation.

Grant & Subsidy Schemes

The agricultural land has been included in claims for the Basic Payment Scheme historically. Delinked payments will be retained by the seller's and are not included in the freehold sale.

The land is currently not entered into any environmental scheme.

Wayleaves, Easements & Rights

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

An overhead 11kV electricity line crosses field parcels 7606 and 5716.

Boundaries

The buyer shall be deemed to have full knowledge of all boundaries and neither the seller's, nor the seller's' agent, will be responsible for defining the boundaries nor their ownership.

The south-west boundary of field parcel 4103 will be formalised and clearly marked on the ground following the clearance of the 2025 harvest crop.

Directions

From Spalding, take the A151 eastbound. Near the village of Moulton, turn right onto the B1357 (Loosegate Road) towards Loosegate. The land is situated on the left-hand side of the road, approximately 200 metres from the junction with direct access available.

The nearest postcode for Lot 1 is PE12 6PA, and for Lot 2 is PE12 6LD.

Local Authority

South Holland District Council, Council Offices, Priory Road, Spalding, PE11 2XE | 01775 761161

VAT

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



Anti-Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, the buyer will be required to provide proof of identity and address to the seller's agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Plans & Areas

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

Viewings

The property may be viewed at any time with a copy of these particulars to hand subject to prior notification to the seller's agent. Viewing is at your own risk and neither the seller's agent nor seller take any responsibility for any losses or damages incurred during inspection. Please be aware of the risks associated with a working farm.

Disputes

Should any disputes arise as to the boundaries or any matters relating to the particulars of sale, schedule or interpretation, the matter will be referred to an arbitrator to be appointed by the seller's agent.

Seller's Solicitors

Mossop and Bowser, Abbots Manor, 10 Spalding Road, Holbeach, PE12 7LP.

Peter Brown

Seller's Agent

Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH

Charlie Bryant - Partner

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LOT	FIELD NO.	AREA (HA)	AREA (AC)	DESCRIPTION	2025	2024	2023	2022	2021
1	4103	5.40	13.34	Agricultural	Spring Beans	Wheat	OSR	Wheat	Spring Beans
1	4628	3.35	8.28	Agricultural	Grass	Wheat	OSR	Wheat	Spring Beans
1	5222	0.06	0.14	Water					
1	5716	2.96	7.32	Agricultural	Grass	Grass	Kale	Cabbage	Wheat
1	5869	11.18	27.64	Agricultural	Spring Beans	Wheat	OSR	Wheat	Spring Beans
1	6311	0.03	0.07	Water					
1	7606	3.43	8.47	Agricultural	Sugar Beet	Cabbage	Potatoes	Broccoli	Wheat
1	8502	0.00	0.01	Building					
		26.41	65.27						
2	4496	14.33	35.42	Agricultural	Brussel Sprouts	Sugar Beet	Wheat	Potatoes	Cabbage
		14.33	35.42						
TOTAL		40.74	100.69						



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give 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 Brown&Co 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 others matters affecting the property prior to purchase. 4. Brown&Co, 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 Brown&Co for any error, omission of 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. 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 Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: May 2025.

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