



## Red Lodge Farm

Ravens Gate, Holbeach St. Johns, Spalding, Lincolnshire





Red Lodge Farm, Ravens Gate, Holbeach St. Johns,  
Spalding, PE12 8RD

A fully equipped productive agricultural holding  
situated within the Lincolnshire Fens

Highly productive Grade 1 and Grade 2 land suitable for a wide range of cropping opportunities

Easy and efficient access directly from the public highway.

Modern, well-appointed agricultural yard with essential facilities for agricultural operations.

In all approximately 122.35 hectares (302.30 acres)

FOR SALE BY INFORMAL TENDER  
TENDER DEADLINE: 12 NOON FRIDAY 8TH AUGUST 2025

Guide Price for the Whole: £3,650,000



SITUATION

The property is located within the county of Lincolnshire, specifically close to the rural villages of Holbeach St. Johns and Whaplode St. Catherine. The town of Holbeach is located approximately 4 miles north where there is a good range of amenities including schools, convenience stores and public houses. The town of Spalding is located approximately 9 miles west. The cathedral city of Peterborough is approximately 20 miles south-west.

The land is situated between, and is generally accessed from, three public roads being Ravens Gate, Stoton's Gate and New River Gate. The yard and dwelling are central to the block of land.

DESCRIPTION

The property is offered for sale in multiple lots and provides a commercial block of land complete with a yard and dwelling. The land parcels all benefit from extensive road frontage and are of a scale and shape suited to modern agricultural production methods and machinery.

The land benefits from a spacious modern agricultural yard offering possible re-development opportunities (subject to planning).

The property is offered for sale by informal tender, either as a whole or in any combination of lots. The deadline for tenders is 12 noon on Friday 8th August 2025. The guide price for the whole is £3,650,000.

LOT 1: RED LODGE FARMYARD AND 180.64 ACRES (73.10  
HECTARES) OF LAND

Guide price: £2,150,000

Lot 1 is shown shaded yellow on the lotting plan.

This comprises the main block of arable land together with the central farmyard, which benefits from direct access via the adjoining public highway.

Located centrally to the farm, the yard occupies an area of 1.29 hectares (3.20 acres) and provides a good range of modern agricultural purpose-built buildings which adequately serve the land holding. The yard has the benefit of direct access onto the public highway for efficient transportation.

INTRODUCTION

The property at Red Lodge Farm, Holbeach St. Johns extends to approximately 120.87 hectares (298.64 acres) of Grades 1 and 2 land, together with a well-equipped agricultural yard and detached dwelling which comprises the remaining 1.48 Hectares (3.66 acres).

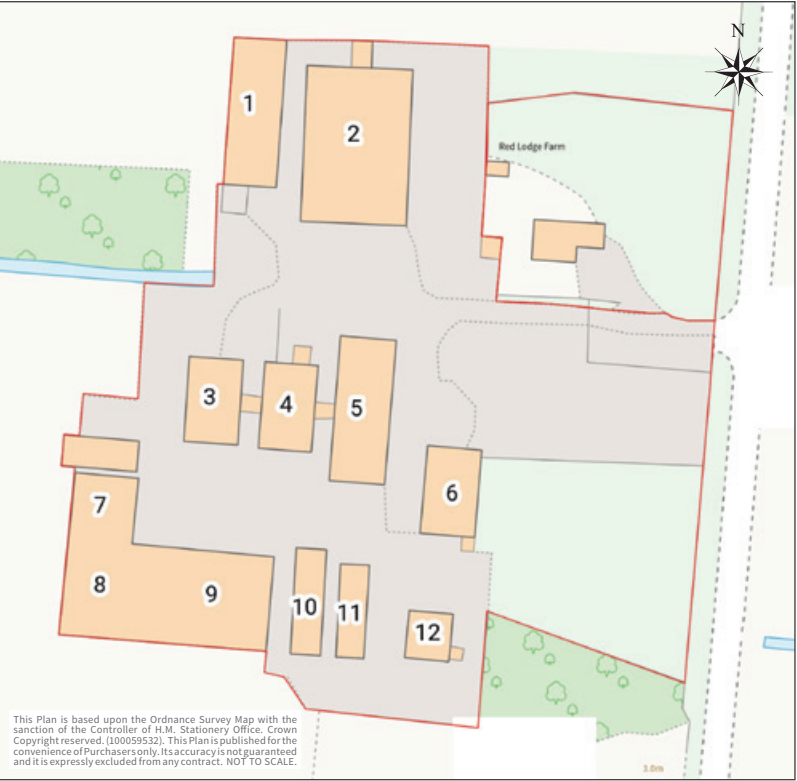
The land is situated in three geographical blocks with the agricultural yard being central to the holding, making it suitable to be farmed as a satellite unit or integrated into an existing local farming operation.

The property is offered for sale with vacant possession, either as a whole or in multiple lots.





BUILDING	DESCRIPTION (INCLUDING CONSTRUCTION)
1 – Nissen Hut	Nissen hut with metal sheet cladding, concrete floor and manual sliding access and personnel doors.
2 – Grain Store	Steel portal framed 1500t grain store with steel grain walling and metal sheet cladding under a metal sheet roof. Internally, the building features an on-floor grain drying system divided by a central tunnel. Grain stirrers are interchangeable between the two sides of the tunnel. The building was constructed in 2000.
3 – Nissen Hut	Nissen hut with metal sheet cladding, concrete floor and manual sliding access door.
4 – Nissen Hut	Nissen hut with metal sheet cladding, concrete floor and manual sliding access door. Includes an adjoining traditional brick structure to the rear.
5 – Nissen Hut	Nissen hut with metal sheet cladding, concrete floor and manual sliding access door.
6 – General Store	Steel portal framed general store, clad with metal sheeting under a metal sheet roof, with a concrete floor and manual double sliding access doors.
7 – General Store	Steel portal framed open fronted store with metal sheeting under a fibre cement / asbestos sheet roof, with a hardcore floor.
8 – General Store	Steel portal framed general store, clad with part metal and part fibre cement sheeting under a fibre cement roof. Features a concrete floor and manual double sliding access doors.
9 – Workshop	Directly connected to Building 8, steel portal framed general store constructed of part brick and part metal sheeting with fibre cement cladding under a fibre cement roof. Includes a concrete floor, manual double sliding access doors and a personnel door.  Internally, the building provides a workshop with an inspection pit, enclosed internal offices and storage areas. Includes a mix of uPVC and wooden windows on the east and south elevations. The chemical store is situated within this building.
10 – Glasshouse	Dilapidated glasshouse.
11 – General Store	Timber framed general store, clad with metal sheeting under a metal sheet roof.
12 – Traditional	Traditional redbrick general stores under a fibre cement roof, comprising two enclosed storage areas with concrete floors.



**LOT 2: 61.15 ACRES (24.74 HECTARES) OF LAND**

Guide price: £700,000

Lot 2 is shown shaded red on the lotting plan.

This block of bare arable land comprises two productive adjacent field parcels, accessed directly from the public highway to the north and east known as Hurdletree Bank and Ravens Gate.

**LOT 3: 56.85 ACRES (23.00 HECTARES) OF LAND**

Guide price: £515,000

Lot 3 is shown shaded blue on the lotting plan.

This block of bare arable land comprises of two productive field parcels, accessed directly from the public highway. Field parcel 1085 adjoins Jekil's Bank, New River Gate and Little Dog Drove. Field parcel 1014 adjoins directly to New River Gate and Little Dog Drove.



**LOT 4: RED LODGE HOUSE**  
Guide price: £285,000

Lot 4 is shown shaded purple on the lotting plan.

This lot comprises Red Lodge House which is located central to the farm, adjacent to the farmyard and Raven Gates public highway. The property is a three bedroom detached dwelling of brick construction under a tile roof with uPVC windows and doors.

The accommodation includes:

**Ground floor**  
Entrance hall – giving access to kitchen, lounge, stairs

Kitchen – 3.46m x 3.66m – fitted kitchen units

Diner – 3.17m x 2.76m – accessed from kitchen, views over rear garden

Downstairs w/c – 1.01m x 1.054m – w/c and pedestal basin

Hall – 1.33m x 0.99m

Utility – 1.83m x 4.01m – fitted units, sink, access to garage

**First floor**  
Hall – 3.6m x 1.2m

Bathroom – 1.91m x 2.98m – bath, shower and pedestal basin

Bedroom 1 – 4.13m x 3.31m

Bedroom 2 – 2.98m x 3.86m (including fitted wardrobe) + 0.97m x 1.67m

Bedroom 3 – 2.85m x 2.17m

Garage – 5.26m x 2.89m

The property benefits from being situated within a generous plot extending to 0.46 acres providing private gardens and driveway.

The property is currently let on an Assured Shorthold Tenancy Agreement at £688.50 pcm. Should a purchaser wish to buy the property with vacant possession, the selling agents will arrange for the appropriate Notice to Quit to be served to allow for this.

If sold as a separate lot, the property will benefit from the granting of a right of way over the farm access driveway ensuring direct access can be taken from Ravens Gate. Consideration will also need to be given to the supply of independent utilities.



**GENERAL REMARKS & STIPULATIONS**

**Tenure & Occupation**  
The land and agricultural yard are freehold with vacant possession being available once the 2025 crop has been harvested and cleared.

Red Lodge House is subject to an Assured Shorthold Tenancy Agreement.

The property is registered under Land Registry title number LL64197, LL111927, LL135154, LL136222, LL266736, LL267018, LL429249 and LL429250. Insofar as we are aware the mineral, timber and sporting rights are all included with the freehold.

**Overage**  
**Agricultural Yard** - There will be a development overage placed on the agricultural yard from the date of completion, and this will be triggered on the earlier of implementation or disposal with the benefit of planning permission for any non-agricultural use. The overage will be for a period of 30 years and the amount payable will be 30% of the uplift in value at the trigger date.

**Energy** - There will be an energy generation and storage development overage placed on the whole for a period of 30 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.

Both the above-mentioned overages will apply to the sellers and their successors in title. .

**Holdover & Early Entry**  
Holdover will be required on completion for any land with any crops remaining to be harvested or needing to be baled and cleared, and on the agricultural yard for storage of crops and machinery. The extent of the holdover will be accurately defined prior to completion.

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





**Land & Soils**

The land is classified predominantly as Grade 2, with a small area of Grade 1 within Lot 1 according to the Agricultural Land Classification Map of England and Wales

The soils are recorded as a combination of soil series, as identified on the Soil Survey of England and Wales Plan. These are detailed as follows:

- Lot 1: Wisbech, Wallasea/Agney and Stockwith soils
- Lot 2: Wallasea/Agney and Stockwith soils
- Lot 3: Wisbech, Stockwith, and Newchurch/Agney soils

These soils are typically described as silty. The Wisbech Series comprises light silts and represents the highest quality soils. The Agney and Stockwith Series are medium silty soils over clay, while the Newchurch and Agney soils are classified as silty clay loam.

The soil quality is well-suited to a wide range of crops, including cereals, sugar beet, potatoes and certain field vegetables. A full cropping history is available in the enclosed schedule.

**Method of Sale**

The land is offered for sale by informal tender, as a whole, or any combination of 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 Friday 8th August 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 Red Lodge Farm, Holbeach St. Johns”.
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 offer should be fixed and not escalating nor relating to any other offer.
6. The seller does not undertake to accept the highest or indeed any tender.

7. Full name and address of both the prospective purchaser and their solicitors should be provided with any tender.
8. All tenders must include evidence of finance for the purchase and further particulars may be required before an offer is accepted.
9. Completion is to take place no later than 31st October 2025, subject to holdover where appropriate.

The tender form is available in PDF form on request from the seller’s agents. Prospective purchasers may wish to submit more than one tender.

**Services**

Red Lodge House has a mains water and electricity supply, a private sewage treatment system and an oil fired boiler.

The farmyard has single and 3-phase electricity supply and mains water.

We have not carried out any tests on any of these services or appliances and interested parties should arrange their own tests to ensure they are in working order and interested parties are to rely on their own enquiries.

**Drainage**

The majority of the land benefits from partial historic land drainage schemes, we are informed that there are some land drainage plans which may be available to view upon request. We have been made aware that Lot 2 benefits from a more recent drainage scheme, copies of these plans can be provided from the selling agents.

**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 and are not included in the freehold sale.

The land has not currently been entered into any environmental schemes.

**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.

There are several annual wayleave agreements for overhead electricity lines which cross the farm.

Field 5620 is subject to a National Grid Electricity Distribution Deed of Easement regarding the proposed installation of two 33Kv underground circuits plus communication cables and associated apparatus. Further information is available from the selling agents

**Grimsby to Walpole - National Grid Electricity Transmission**  
From the present National Grid interactive map, the National Grid Electricity Transmission Grimsby to Walpole scheme, as part of The Great Grid Upgrade, affects part of Lot 1, specifically to the north of the Lot. Further information is available from the selling agents

**Boundaries**

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

There are a number of field boundaries which are currently unmarked, these are within Lot 1, more specifically they include field parcels 8609, 1204 and 8312. These boundaries will be formally surveyed and staked once the 2025 harvest crop has been cleared.

**Directions**

The property can be reached from Holbeach when travelling south on the B1168. Lot 2 is located adjacent to the B1168 (Ravens Gate), with a secondary entrance off Hurdletree Bank. Lots 1 and 4 are situated approximately one mile further south along Ravens Gate and benefit from direct access from the public highway into the farmyard and associated field parcels.

Four parcels of land within Lot 1 can be accessed by turning left off Ravens Gate onto the B1165, then taking the first right onto Stotons Gate. These four parcels are accessible from this public highway.

Finally, Lot 3 is located approximately another mile south from the farmyard on Ravens Gate. Passing through the village of Holbeach St Johns, the land is situated at the junction where the B1168 (New River Gate) meets Jekil’s Bank. The land parcels are accessible directly from the adjoining public highway.

The nearest postcode for the property is PE12 8RD.

**what3words**

Lot 1: Farmyard: ///reissued.crops.inspector  
Lot 2: Entrance: ///raven.faced.bucks  
Lot 3: Entrance: ///cattle.rainwater.winks  
Lot 4: House entrance: ///pairings.crawling.rave

**Local Authority**

South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire 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 purchaser in addition to the contract price.

**Anti-Money Laundering**

In accordance with the most recent Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the seller’s agents 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**

Red Lodge House and farmyard can be viewed by appointment only with either selling agent. The land may be viewed at any time with a copy of these particulars to hand, subject to prior notifications to either selling agents.

Viewing is at your own risk and neither the seller’s agents 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 agents.

**Seller’s Solicitors**

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

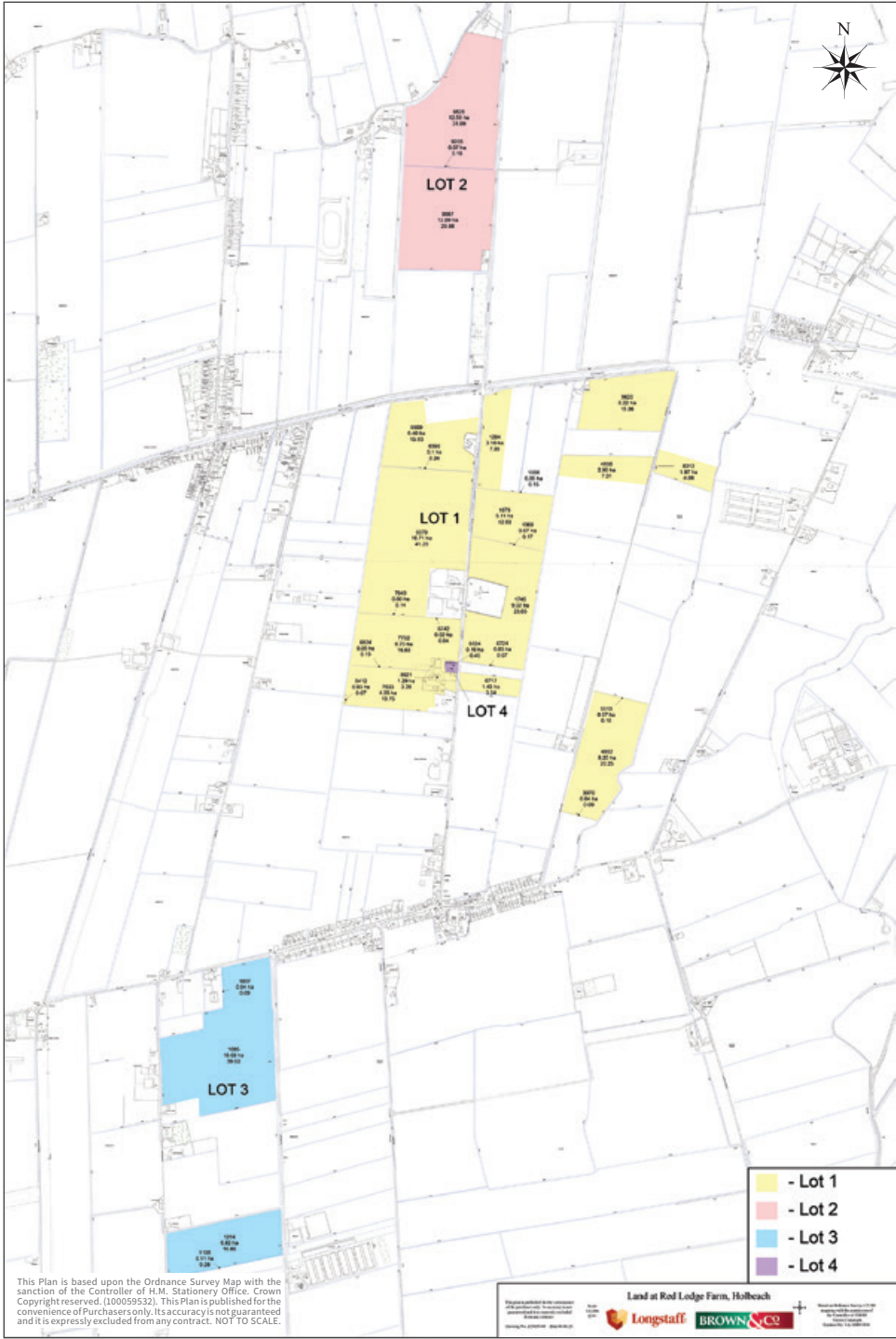
**Seller’s Joint Agents**

Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH  
  
Charlie Bryant - Partner  
01522 457141 | 07968 760788 | charlie.bryant@brown-co.com  
  
Kirsten Wright – Senior Associate  
01522 457151 | 07775 031701 | kirsten.wright@brown-co.com

R. Longstaff and Co LLP, 5 New Road, Spalding, Lincolnshire, PE11 1BS

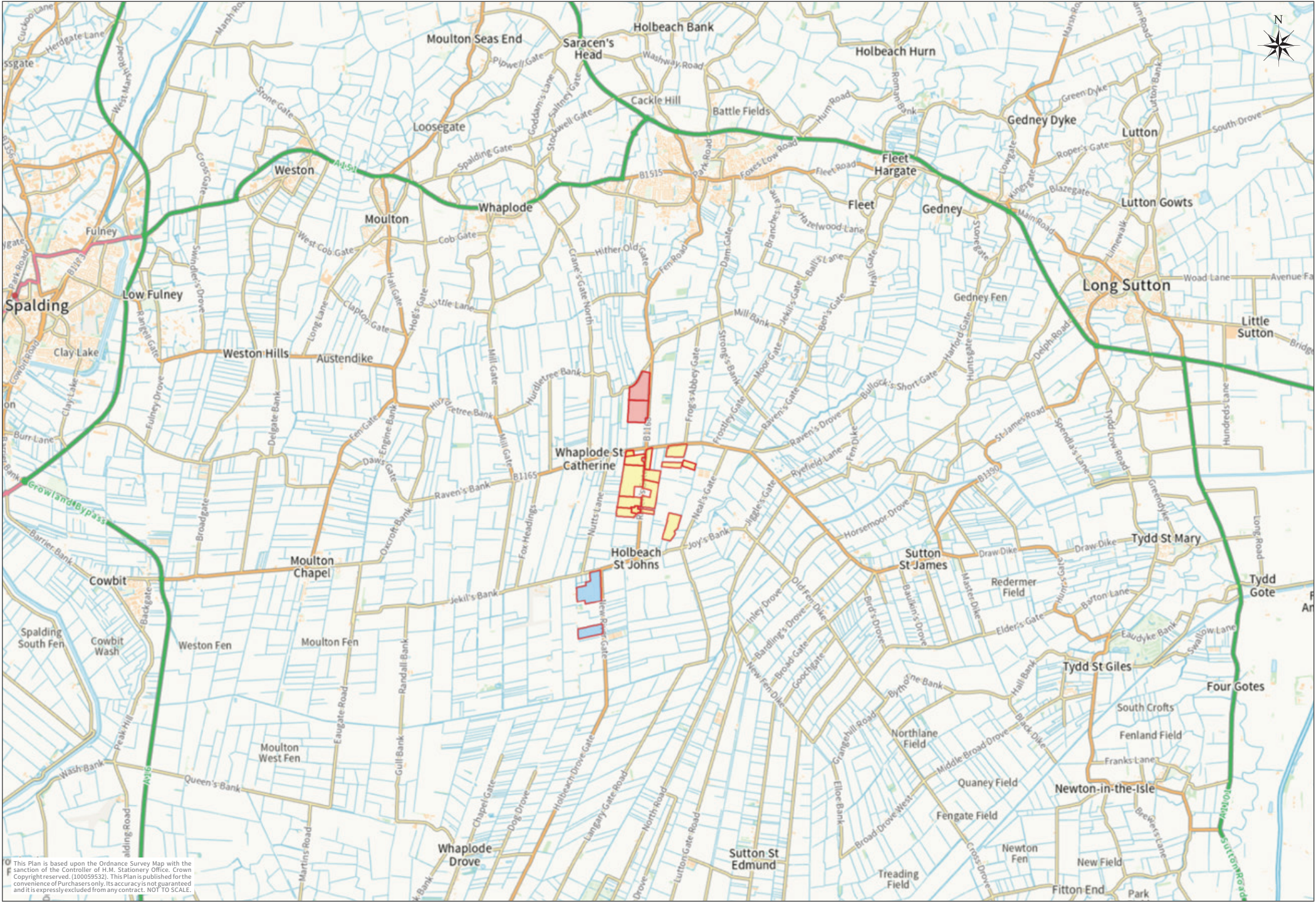
Richard Start - Partner  
01775 765532 | 07720 099 832 | richardstart@longstaff.com  
  
Alice Hunns  
01775 766 766 | 07902 370 234 | alicehunns@longstaff.com





SCHEDULE OF AREAS & CROPPING

LOT	2025	2024	2023	2022	2021	2020	2019
Lot 1							
0717	Wheat	S Barley	Wheat	Pots	Wheat	Wheat	S Beet
1204	Wheat	Wheat	Wheat	S Barley	Wheat	Pots	S Barley
1578	S Beet	Wheat	Wheat	Wheat	S Beet	Wheat	Pots
1745	Wheat	S Barley	Wheat	S Barley	Wheat	Wheat	S Beet
4895	Wheat	Wheat	Wheat	Wheat	S Barley	Wheat	S Barley
5620	Wheat	S Barley	Wheat	S Barley	Wheat	S Barley	S Barley
7732	Wheat	S Barley	S Barley	Wheat	Wheat	S Beet	S Barley
7533	Wheat	S Barley	S Barley	S Barley	Wheat	Wheat	S Barley
8070	Wheat	S Barley	S Barley	Wheat	S Barley	S Barley	S Barley
8070	S Beet	Pots	Pots	Wheat	S Beet	Wheat	S Barley
8312	Wheat	S Beet	S Beet	S Barley	Wheat	Pots	S Barley
8609	Wheat	S Barley	S Barley	Wheat	Wheat	S Barley	S Barley
4992	Wheat	S Barley	Wheat	Pots	Wheat	S Beet	S Barley
4992	Wheat	S Barley	Wheat	S Barley	Wheat	S Beet	S Barley
Lot 2							
9087	Wheat	S Barley	Wheat	S Barley	Wheat	S Barley	S Barley
9526	Wheat	S Barley	Wheat	S Barley	Wheat	S Barley	S Barley
Lot 3							
1014	Wheat	S Barley	S Barley	Wheat	S Barley	Wheat	Fallow
1085	Pots	S Barley	Wheat	S Beet	Wheat	Wheat	Fallow
1085	Wheat	S Barley	S Barley	S Beet	Wheat	Wheat	Fallow







#### 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 other 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 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. 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: July 2025.

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