



Boatmere Farm

Gedney Marsh, Lincolnshire

Carter Jonas

THE CROWN
ESTATE

Boatmere Farm
Gedney Drove End
Spalding
Lincolnshire
PE12 9PA

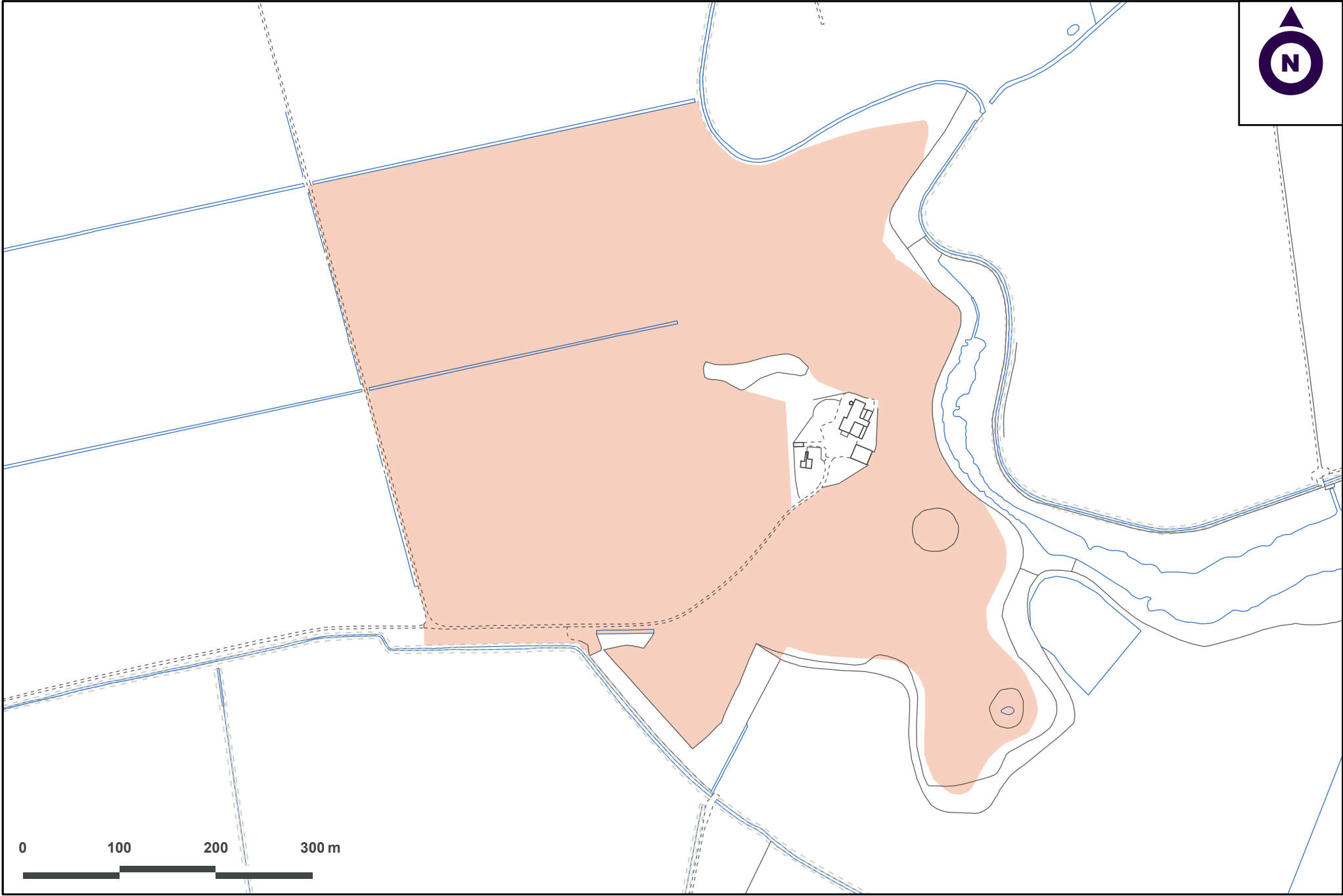
A rare opportunity to lease
Grade 1 land owned by
The Crown Estate.

Boatmere is a highly productive block of Grade 1
land located at Gedney Drove End.

In all extending to 81.35 acres (32.92 hectares).

Available to Let by Informal Tender under an
Environmental Farm Business Tenancy (eFBT) for
a 15 year term commencing 11th October 2025.
Limited break clauses will be included for sale,
development or environmental enhancement.

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Property
The Property is advertised to-let as
a whole.

Location
Boatmere Farm is located West of Gedney
Drove End and South of Dawsmere.

The Property is easily accessible being only
a short distance from the A17.

Farmhouse
No Farmhouse is included with the holding.

Buildings
No buildings are included within the holding.

Land
The land is classified as Grade 1, loamy and
clayey soils.

Method of Letting

The farm is to be let by informal tender. Interested parties are asked to submit their tender via email to ellen.williamson@carterjonas.co.uk marked clearly as “Boatmere Farm, Gedney Drove End” by 12 noon on Friday 6th June 2025.

Informal tenders should be submitted subject to contract and any other condition on which the informal tender is made should be specified.

Applicants are encouraged to give as much detail as possible in their covering letters and application forms.

The Landlord and their Agent will not be bound to accept either the highest if any other offer to the farm.

The offer of rent must be provided on a per acre basis.

Basic Payment Scheme

The letting does not include any BPS entitlements or transfer of any de-linked payments.

Environmental Schemes

The holding is not entered into any environmental stewardship schemes.

Whilst the entry of the holding into any Environmental Scheme would be supported, the Landlord must be notified in advance.

Soil

The land is classified as being Grade 1



General Information: Soil Requirements

Effective soil management is important to The Crown Estate. It supports LEAF’s (Linking Environment and Farming) six step action plan as part of a fully integrated approach to farming:

- 1. Structure
 - 2. Drainage
 - 3. Compaction
 - 4. Organic Matter
 - 5. pH and nutrient status
 - 6. Biological Health LEAF’s Simply Sustainable
- Soils can be accessed via: <https://leaf.eco/farming/resources>

The Crown Estate have commissioned independent soil testing, the results of which will form part of the information pack. This will include recommendations of a target soil condition at the termination of the initial tenancy including structure and fertility. The successful tenderer will be expected to achieve the target soil condition.

Consideration will be given for exceeding the target or recompense will be sought for failing to meet the target. The soil report will form part of the ingoing schedule of condition. An updated soil report will be commissioned three months prior to the tenancy termination, and this will form part of the outgoing schedule of condition. The Crown Estate will charge the Tenant 50% of the cost of the Schedule of Condition.

The Tenant will provide the Landlord an updated soil report in an agreed form at year three of the tenancy. On termination of the tenancy, the outgoing Tenant will provide the ingoing Tenant with cropping, soil management and precision farming data.

Environmental, Diversification and Social Aspirations

The Property will have its own agreed bespoke Farm Green Book, reflecting The Crown Estate and the Farmer’s shared environmental aspirations for the Property, and its own agreed Farm Partnership Book, reflecting shared aspirations for the diversified and socially beneficial use of the land.

These will reflect The Crown Estate and the Farmer’s agreed aims and aspirations, while giving the Farmer the freedom to farm and use the land in a suitable way. Prospective applicants are encouraged to discuss this approach with the Letting Agents and submit their own environmental and diversification/ social benefit proposals. Copies of the template forms for the Farm Green Book and Farm Partnership Book can be found in the Data Room.

Repairing and Insurance

The tenancy agreement will be on standard full repairing and insuring terms.

Holdover & Early Entry

Holdover has been granted to the outgoing tenant on certain fields and further information can be made available upon request. Early Entry will be available post-harvest on a field-by-field basis under mutually agreed terms to undertake cultivations and sowing.

Drainage

Drainage rates are payable by the tenant to the relevant Internal Drainage Board. Further detail on the latest rates demand relating to the Holding can be found in the Data Room.

Irrigation

No abstraction is available on the Property.

Tupe

Applicants will be responsible for assessing and meeting any TUPE liability.

Data Room

An online Data Room is available to all interested parties containing the following:

- Detailed Plans
- Five Years Cropping History
- Tender Form
- Drainage Plans
- Draft Environmental Farm Business Tenancy
- Drainage Charge
- Holdover Plan

Services

There are no services included with the land.

VAT

VAT will be charged in addition to the passing rent tendered.

Wayleaves Easements & Rights of Way

The Property is to be let subject to, and with the benefit of, all existing wayleaves, easement, covenants and rights of way, whether or not disclosed.

Health & Safety

All viewings are to be carried out at the sole risk of the viewer and neither the selling Agent nor The Crown Estate take responsibility.

Sporting Timber & Mineral Rights

All rights are reserved to the Landlord.

Environmental Schemes

The Property is not entered into any environmental stewardship schemes. Whilst the entry of the Property into an Environmental Scheme would be supported, the Landlord must be notified in advance.

Local Authority

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

Viewings

Viewings are to be by appointment only, arranged through Carter Jonas.



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Cambridge

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 One Station Square, Cambridge CB1 2GA

National Rural Agency

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 One Chapel Place, London W1G 0BG

Important Information

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 Offices throughout the UK



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