

Stephen Knipe & Co

On instructions from The Morton Town Lands Estate Charity

To Let

North Drove

MORTON FEN

LET

(subject to contract)



20.743 acres (approx) arable land

To let by tender

For 5 years with effect from 11 October 2025

Tender deadline 12 noon Thursday 28 August 2025

Land Agents, Valuers & Surveyors

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP
Registered office Sheep Market House, Stamford, Lincs, PE9 2RB Registered in England & Wales. Reg no: OC 303256

Tel: 01778 421900

email: enquiries@stephenknipe.co.uk

Location and Description

The land is approximately 2 miles east of Morton on the south side of North Drove. It is classified Grade 2 on the former MAFF Agricultural Land Classification Chart and is described as being of marine alluvium geology by the Soil Survey of England and Wales. The land has been farmed as one together with the field to the south for many years and so the southern boundary may need delineating by marker posts after harvest 2025.

Backcropping

2025	Winter Wheat
2024	Winter Wheat
2023	Spring Beans
2022	Winter Wheat
2021	Winter Wheat

In recent times there has also been a grass margin (SW1) extending to 0.56 ha (1.38 acres).

Tenure and possession

The land is available to let on a five year Farm Business Tenancy agreement with effect from 11 October 2025 with the rent to be payable half yearly in advance on 11 October and 6 April. The tenancy agreement will be based on a standard one produced by the Lincolnshire Association of Agricultural Valuers.

Early entry may be available subject to the completion of the letting formalities.

Tenantright and dilapidations

No claim for tenantright is anticipated from the outgoing tenant but the landlord reserves the right to recover any tenantright that may be payable from the new tenant.

Similarly it is not anticipated that any claim for dilapidations by the landlord will be required or appropriate on termination of the current tenancy.

Outgoings

Drainage rates are payable to the Black Sluice Internal Drainage Board.

Rural Payment Agency/Agricultural Subsidies

The land is registered with the Rural Payments Agency. The new tenant will not be required to continue with the grass margin.

Plan

A plan is attached showing the land edged red. It is for identification purposes only.

Viewing

Viewing may be viewed at any reasonable hour by those in possession of a set of these letting particulars.

Tender Deadline

Rental tenders must be submitted on the attached form to the letting agents by the tender deadline of 12 noon on Thursday 28 August 2025 in an envelope clearly marked "Morton Fen Tender" or via email. If submitting a tender by email tenderers are advised to contact the letting agent to check that their email has been received.



TENDER FORM

For the tenancy of 20.743 acres (approx) at North Drove, Morton Fen

To: Stephen Knipe & Co
1a Abbey Road
Bourne
Lincolnshire, PE10 9EF

I (Name)

of

.....(Address)

.....(Telephone)(Email)

Hereby offer a rent in the sum of £.....per annum

.....(Words)

for a 5 year tenancy of the above land with effect from 11 October 2025.

Signed:.....

Dated.....

This form to be received by the letting agents by:

12 noon Thursday 28August 2025

Neither the landlord nor their agents undertake to accept the highest or indeed any tender received.