



By instructions from Richard & Heather Murray

**6.59ha (16.28 acres) of arable land at Fen Road, Ruskington,
Lincolnshire, NG34 9TH**

**THE OPPORTUNITY TO OBTAIN A NEW
6 YEAR FARM BUSINESS TENANCY**

To be Let by Informal Tender

As a Whole – 5.69ha (16.28 acres)

**TENDERS TO BE RECEIVED BY
12 NOON on WEDNESDAY 8th July 2026**

**Will Barker
& Co**

Will Barker & Co
12 The Point, Lions Way, Sleaford
Lincs, NG34 8GG
01529 414555
info@willbarker.co.uk

6.59ha (16.28 acres) of arable land at Fen Road, Ruskington, Lincolnshire, NG34 9TH

THE LETTING & BACKGROUND

The land has previously been let by the same tenant for over a decade and has most recently been in the SFI23 scheme, the tenancy has now ended, and the land is available with vacant possession. This is the opportunity to acquire a new fixed term, 6-year Farm Business Tenancy.

SITUATION

The land is located on the edge of the village of Ruskington, which is approximately 6.5 miles north of the market town of Sleaford, 10.2 miles southwest of Coningsby, and 18.1 miles south of the City of Lincoln, the exact location is shown on the red line plan below.

THE LAND

All the land is classified by the Former Ministry of Agriculture Fisheries and Food Land Classification Maps of England and Wales as being Grade III land. The soils are better described by the Soil Survey as being part of the Beccles III Association of Soils, which is characterised as consisting of fine loamy top and is capable of growing combinable crops and grass, it is a common soil type in the area.

THE TENDERED RENT

The tendered rents offered by the successful tenderer will become the annual rent for the tenancy and will be payable half yearly in advance. The first rent instalment will be payable upon entry and thereafter on 6th April and 11th October in each year of the tenancy agreement.

TERMS OF TENANCY

The fixed term tenancy agreements will be in the standard form of the Lincolnshire Association of Agricultural Valuers (LAAV) in their pre-printed format for the letting of bare land. A copy of the draft Farm Business Tenancy agreements is available for inspection upon request at the letting agent's office.

REPAIRS AND INSURANCE

The tenancies will be a full repairing and insuring agreements. The tenant will also keep third party insurance for the land.

TENDERS

The land is to be let by Informal Tender. Tenders should be submitted on the attached Tender Form on or before the Tender Date in an envelope clearly marked "Ruskington Tender" in the top left-hand corner and either posted or delivered to the Agent's Sleaford Office. Tenderer's attention is drawn to the notes and guidance given at the bottom of the Tender Form.

Tender Date: Wednesday 8th July at 12 noon.

BACK CROPPING

Field	Field Name	Ha	Ac	2025	2024	2023
TF 1051-2233	"Park Field"	5.69	16.28	AB15	AB15	AB15

BASIC PAYMENT SCHEME ENTITLEMENTS (BPS)

Post De-Linking of subsidy there are no BPS Entitlements included with the letting of the land.

COUNTRYSIDE STEWARDSHIP/SUSTAINABLE FARMING INCENTIVE

The land is in a Countryside Stewardship Mid-Tier Agreement, being claimed as AB15, being a two-year Legume Fallow. The agreement expires at the end of December 2026 but after 15th August 2026 the AB15 can be destroyed and returned to arable production. The land is also in the SFI23 scheme, under option.

IPM4, being to not use insecticides, nematicides or acaricides on arable crops and permanent crops, ending 31st May 2027.

QUOTAS AND CONTRACTS

There are no other quotas, nor other contracts included with the letting of the land.

IRRIGATION LICENCE

There is no EA Irrigation Abstraction licence nor Abstraction point on the land.

TENANTRIGHT

There can be no claim for any dilapidations upon entry.

DRAINAGE RATES

Occupiers Drainage rates are payable to the Witham 1st Drainage Board, and it will be the successful tenant's responsibility to pay the annual drainage rates from entry onto the land.

NITRATE VULNERABLE ZONE

The land is situated within a Nitrate Vulnerable Zone.

SERVICES

There are no mains services connected to the land.

POSSESSION

The tenancy will commence on 11th October 2026.

SPORTING RIGHTS

The sporting rights are included within the letting of this land, however the holding must not be shot more than twice per shooting season.

PLANS, AREAS, SCHEDULES & BOUNDARIES

The areas and plans attached to these letting particulars have been produced in good faith. They are for illustrative purposes only and their accuracy cannot be guaranteed. The successful tenderer shall be deemed to have full knowledge of all boundaries and neither the landlords nor their agents will be responsible for defining the boundaries or the ownership thereof.

COVENANTS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is let 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 all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these letting particulars.





TENDER FORM
Subject to Contact

**6.59ha (16.28 acres) of arable land at Fen Road,
Ruskington, Lincolnshire, NG34 9TH**

To reach the offices of Will Barker & Co at 12 The Point, Lions Way, Sleaford, Lincolnshire, NG34 8GG
by Wednesday 8th July 2026 no later than 12.00 noon.

I/We do hereby offer the Sum of £.....as the annual rent

(In words)

As the annual rent figure for 6.59ha (16.28 acres) of arable land at Fen Road, Ruskington Lincolnshire,
NG34 9TH, as set out in the letting particulars.

Signed.....

Full Name(s).....

Address.....

..... Telephone:..... Email:.....

Tenders should be submitted on or before the Tender Date in envelope marked "**Ruskington Tender**"
and posted to the agents address: Will Barker & Co, 12 The Point, Lions Way, Sleaford, Lincolnshire, NG34
8GG or emailed to info@willbarker.co.uk

1. It is recommended that offers should not be for a level sum to prevent the possibility of identical offers being received.
2. Tenders should not be made by reference to any other bid.
3. Tenderers will be notified in writing of their success or otherwise within 5 working days of the Tender Date.
4. The landlords reserve the right not to accept the highest or indeed any offer.
5. Should the tenderer require acknowledgement of Tender then add your own reference and telephone number to the envelope.



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