

By instructions from Norman Oley trading as Glebe Lodge Farms,

***145.94ha (360.62 acres) or thereabouts
at Glebe Lodge Farm, Allington,
Grantham, Lincolnshire. NG32 2DU***



5 YEAR FARM BUSINESS TENANCY

To Let by Informal Tender

**TENDERS TO BE RECEIVED BY
12 NOON on WEDNESDAY 15th JULY 2026**

A Useful block of arable land situated adjacent to the A1

Letting Particulars

A Useful block of arable land situated adjacent to the A1

THE LETTING & BACKGROUND

The opportunity to acquire an initial fixed-term, 5-year Farm Business Tenancy of 360.62 acres of productive and gently undulating arable farmland, with the best fields suited to root crops, alongside a wide variety of other combinable crops. The land has been let for a number of years to the previous tenant and the recent backcropping is in the table below.

SITUATION

The land is located to the south of the A1, being to the east of Allington. Allington is 5.4 miles northwest of the market town of Grantham, 10 miles south of the town of Newark, and 28 miles south of the City of Lincoln.

TO LET BY INFORMAL TENDER

The land is offered To let by Informal Tender for a new 5-year tenancy. Tenders should be submitted on the attached Tender Form on or before the Tender Date in an envelope clearly marked "Allington 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, 15th July 2026, no later than noon.

THE TENDERED RENT

The tendered rent offered by the successful tenderer will become the annual rent for the farm 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.

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. The soils are further described by the Soil Survey of England and Wales as being part of the Blackwood Association of soils, as well as the Denchworth Association of soils. Blackwood being characterised as being a deep and permeable coarse loamy soils. While the Denchworth soils are characterised as more slowly permeable.

UNDER DRAINAGE SCHEME

Most of the land benefits from a comprehensive underdrainage scheme, and copies of the land drainage maps are available from the letting agents. The tenant will be expected to maintain the drains and their outfalls.

TERMS OF TENANCY

The tenancy agreement will be in the standard form of the Lincolnshire Association of Agricultural Valuers 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 tenancy will be a full repairing and insuring agreement.

CURRICULUM VITAE.

When submitting your rental tender please also enclose a brief farming C.V of your business, to include your relevant farming experience, current land holdings and interests, number of staff employed and an idea of your proposed cropping.

DRAINAGE RATES

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

TENANTRIGHT

We do not expect a claim from the outgoing tenant for any Tenantright matters, and likewise, there will be no claim for any dilapidations.

NITRATE VULNERABLE ZONE

The land is situated within a Nitrate Vulnerable Zone.

POSSESSION

The new tenancy will commence on 11th October 2026, but early entry is available once the outgoing tenant has harvested his crops and the new tenancy agreement is signed.

HOLDOVER

The outgoing tenant has the right of holdover for one month (11th Nov) to harvest any crops still in the ground, but with no root crops this year it is not expected to be necessary, and the successful tenant will also be given the same right of Holdover at the end of their tenancy.

COUNTRYSIDE STEWARDSHIP & SFI

With the landlord's consent, The Outgoing Tenant entered some of the land into a 5 year Mid Tier Stewardship Agreement which commenced January 2023 Three fields being Pond Field, Far Field, and Gonerby Lane are all in the outgoing Tenants Mid-Tier CS scheme, specifically AB1, which ends on 31st December 2027. The incoming tenant will be obligated to continue with the last year of scheme. Upon possession of the land, there will be no SFI commitments to the tenant.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPS)

There are no delinked payments with the land.

QUOTAS AND CONTRACTS

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

SPORTING RIGHTS

The sporting rights are included with the lettings but the land on the east of the Foston Beck must not be shot due to its close proximity and a potential conflict with Arena UK.

STAMP DUTY LAND TAX

Any SDLT liability arising from this tenancy will be the tenant's obligation to pay.

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.

There is a footpath that runs through Middle North Field, there is also Marston Lane, a restricted byway which runs contiguously with Middle North, Middle Middle, Middle South, A1 North, and Marston Lane field.

ACCESS

The Land fronts onto both Gonerby Lane, Allington and the A1. The land is accessed through Arena UK's premises at Willwotops Farm, over the Foston Beck bridge and leading onto a spine road serving most of the fields. Access is possible onto the North Boundary carriage way of the A1, but it is an unnecessary risk and not ideal.

VIEWING DAYS

By Appointment only, there will be a viewing day on the 6th July, where drainage maps can be inspected. The land may be viewed, on foot, during reasonable daylight hours with these letting particulars to hand.

ADDITIONAL INFORMATION AVAILABLE ON REQUEST

- 1) Copy of the RPA land parcel maps.
- 2) Copy of the draft LAAV tenancy Agreements.
- 3) Land Drainage Maps for some of the land.

RPA DIGITAL MAPS

The landlords' agents hold copies of the RPA's land parcel maps for the land and copies are available on request.

SCHEDULE OF LAND AREAS & BACK CROPPING

| Field | Field Name | Field Ref | RPA Area (ha) | 2026 | 2025 | 2024 | 2023 | 2022 |
|-------|-----------------|-------------|---------------|---------------------|--------------------|--------------------|---------------------|--------------------|
| 1 | A1 North | SK8741 1370 | 22.65 | OSR | ^w Wheat | ^s Oats | ^s Oats | ^w Wheat |
| 2 | Marston Lane | SK8741 0540 | 16.63 | ^s Barley | ^w Wheat | ^s Oats | Canary Grass | ^w Wheat |
| 3 | Small Field | SK8741 3334 | 2.25 | ^s Barley | ^w Wheat | ^s Oats | Canary Grass | ^w Wheat |
| 4 | Middle North | SK8741 5753 | 6.37 | ^w Wheat | Canary Grass | Millet | Canary Grass | ^w Wheat |
| 5 | Middle Middle | SK8741 5236 | 4.51 | ^w Wheat | ^s Oats | ^w Wheat | Canary Grass | ^w Wheat |
| 6 | Middle South | SK8741 5222 | 4.66 | ^w Wheat | Canary Grass | Millet | Canary Grass | ^w Wheat |
| 7 | 3 Sided | SK8741 8426 | 12.63 | ^w Wheat | ^s Oats | Millet | OSR | ^w Wheat |
| | | | | | | ^w Wheat | | |
| 8 | Heap Field | SK8740 8993 | 14.58 | ^w Wheat | Canary Grass | Millet | OSR | ^w Wheat |
| | | | | | ^s Beet | ^w Wheat | | |
| 9 | Pond Field | SK8840 1379 | 5.85 | AB 1 | AB 1 | AB 1 | Canary Grass | ^w Wheat |
| 10 | Pond Field 2 | SK8840 0158 | 7.22 | IPM 2 | IPM 2 | IPM 2 | Canary Grass | ^w Wheat |
| 11 | Lancaster | SK8840 1039 | 8.92 | IPM 2 | IPM 2 | IPM 2 | Canary Grass | ^w Wheat |
| 12 | Beckside Track | SK8740 4889 | 10.87 | ^w Wheat | Canary Grass | ^w Wheat | ^s Beet | ^w Wheat |
| 13 | Over the bridge | SK8740 3142 | 8.55 | ^w Wheat | ^s Beet | ^s Oats | ^w Barley | ^w Wheat |
| 14 | Gonerby Lane | SK8640 8649 | 5.23 | AB 1 | AB 1 | AB 1 | ^w Barley | ^w Wheat |
| 15 | Baileys | SK8740 0720 | 12.98 | ^s Barley | ^w Wheat | Canary Grass | ^w Barley | ^w Wheat |
| 16 | Far Field | SK8640 7128 | 2.05 | AB 1 | AB 1 | AB 1 | ^w Barley | ^w Wheat |



TENDER FORM
Subject to Contact

145.94ha (360.62acres) arable Land at Allington, Lincolnshire

To reach the offices of Will Barker & Co at 12 The Point, Lions Way, Sleaford, Lincolnshire, NG34 8GG
by Wednesday 15th July 2026 no later than 12.00 noon.

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

(In words)

As the annual rent figure for 145.94ha (360.62acres) of agricultural land at Allington, Lincolnshire 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 **Land at Allington**, and posted to the agents address: Will Barker & Co, 12 The Point, Lions Way, Sleaford, Lincolnshire, NG34 8GG or emailed to cnr@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. Tenderors will be notified in writing of their success or otherwise within 5 working days of the Tender Date.
4. The landlords reserves the right not to accept the highest or indeed any offer.
5. Should the tenderor require acknowledgement of Tender then add your own reference and telephone number to the envelope.





