

To Let by Informal Tender

Closing Date: 12 noon, Wednesday 12th August 2026



Approx. 292.00 Acres (118.17ha) of Arable & Pastureland

Goulceby, Lincolnshire

Willsons
— SINCE 1842 —

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of Arable & Pastureland
Manor Farm, Goulceby,
Lincolnshire LN11 9UD

”Agent’s comments”

This is a particularly rare opportunity to rent a mixed holding in the heart of the Lincolnshire Wolds. The farm consists predominantly of pastureland with some arable and has the benefit of a range of general purpose and livestock buildings. The farm suits itself to a cattle or sheep farmer who is mindful to incorporate stewardship into their rotation and farming business.

Horncastle 10 miles – Wragby 8 miles – Louth 7 miles

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Agent’s details

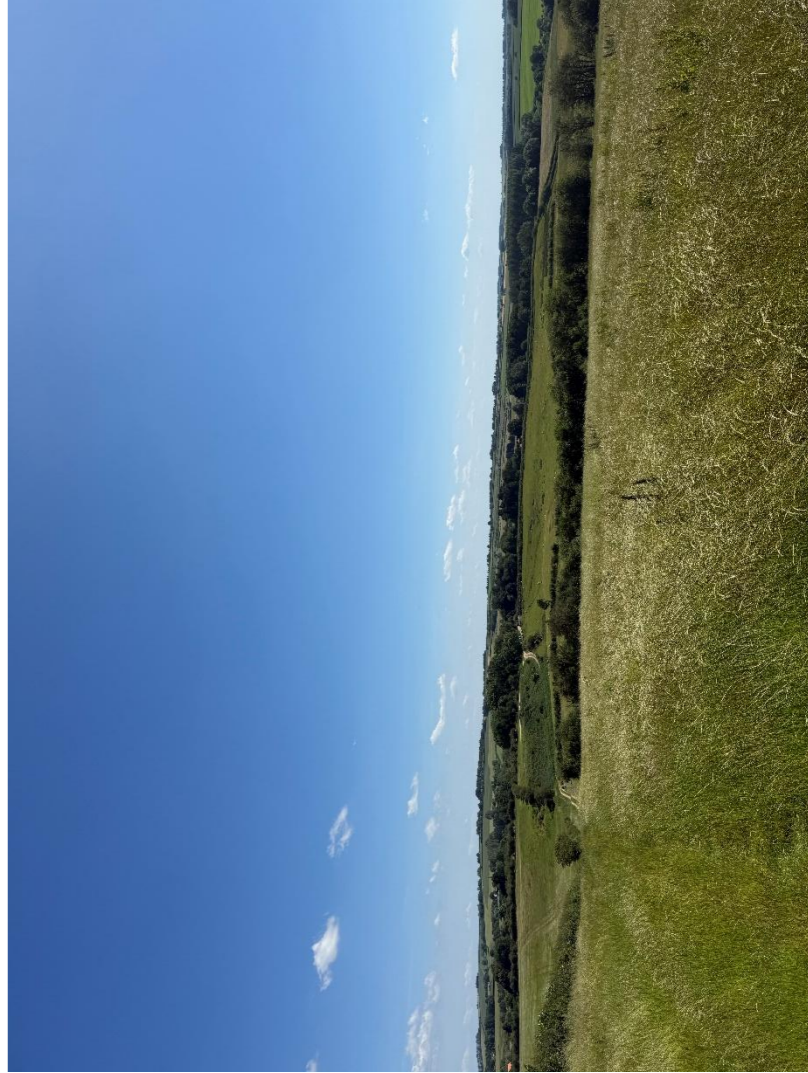
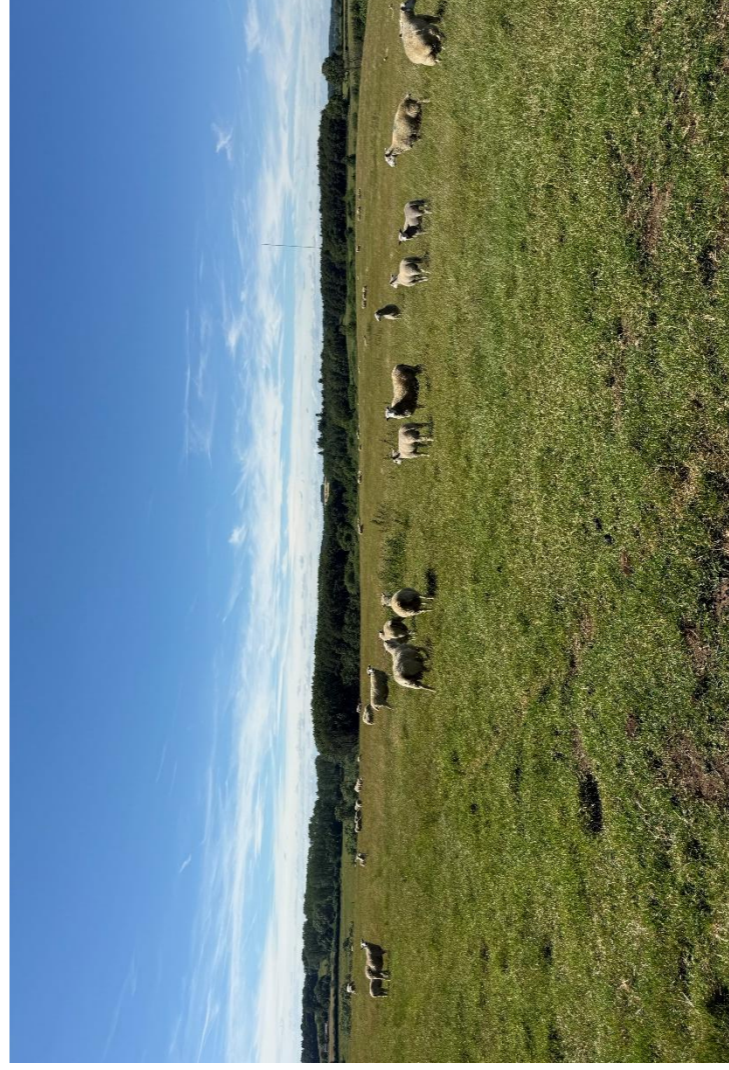
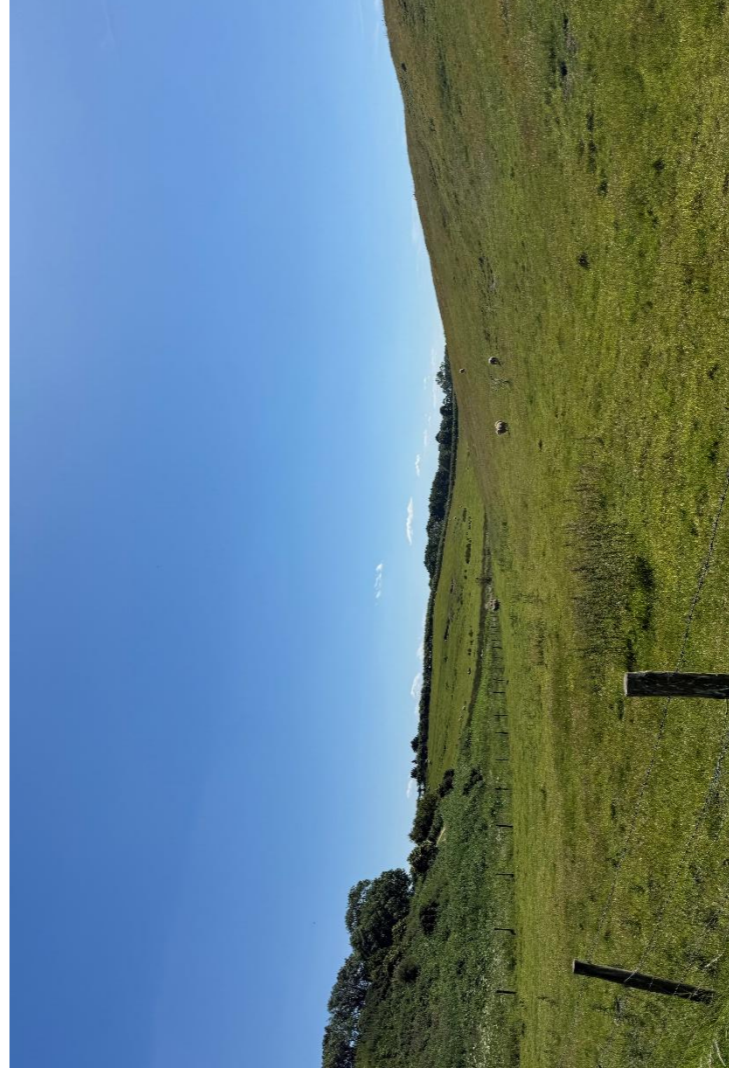
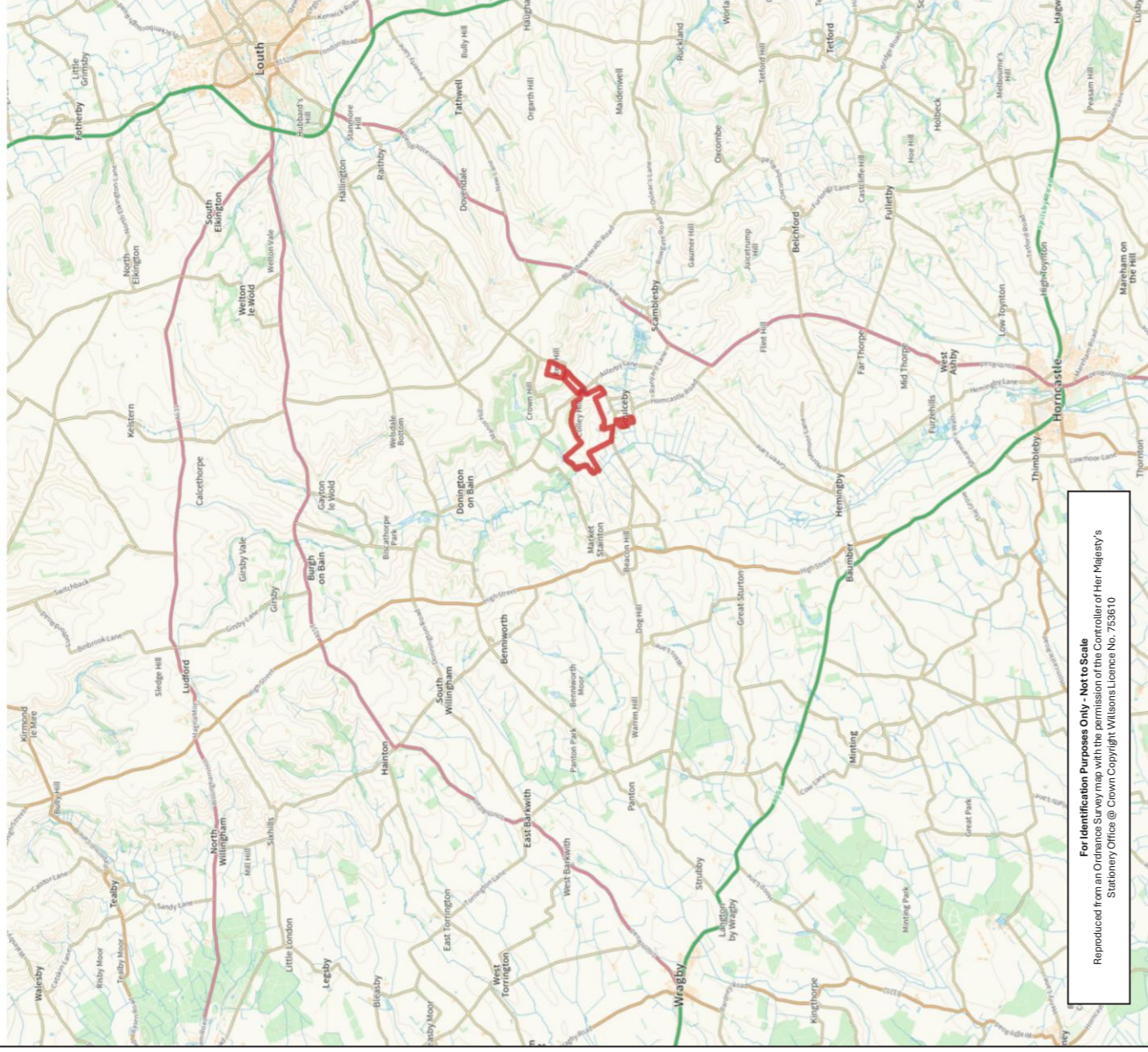
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 Land App



INTRODUCTION TO MANOR FARM, GOULCEBY

Manor Farm is a particularly attractive ringfenced holding extending over approximately 292 acres, being situated in the heart of the Lincolnshire Wolds and within a National Landscape (formerly known as an Area of Outstanding Natural Beauty). The holding is largely undulating which allows for magnificent views across the Lincolnshire Wolds with a northern portion of the land being bound by the historic river Bain.

The holding has historically been farmed as a whole by The Parkinson family who have decided to step back from active farming this year. The holding has typically been grazed by a herd of Lincoln Red cattle and has incorporated a mixture of arable crops within the rotation. The farming practice has been heavily centred around the Higher Level Countryside Stewardship Scheme (CSS) which has generated a significant income; this scheme is transferable to an incoming Tenant, subject to discussions. We are mindful that the CSS generates significant income and we propose to include a specific rent review clause which would allow the Landlord or Tenant to invoke an immediate rent review should government policy significantly change..

Manor Farm is owned within a Trust and therefore we are looking for a long-term reliable Tenant to take the farm on and treat it as their own. We are proposing to let the farm on a Farm Business Tenancy for an initial term of 7 years either as a whole or in part. We are aware that some may only wish to take on the arable, pasture or the yard and buildings, and therefore we ask for all tenders to be accompanied by a comprehensive covering letter which provides sufficient detail of the proposed farming practice/enterprise. We are open to Tenders from all parties, whether new entrants, existing farmers looking to expand their enterprise or those relocating from further afield.

The existing Tenancy will formerly conclude at the end of the calendar year, meaning the new Tenancy can commence from the 1st January 2027. The pasture is currently being grazed on licence by a local sheep farmer until the 31st October 2026 and will not be made available to the Tenant until the commencement of the Tenancy. Early entry to the arable land, yard and buildings is possible from the 1st October 2026 on Licence, subject to negotiation.

SITUATION

Manor Farm is situated to the north of the village of Goulceby, with the buildings and yard and majority of the land lying to the west of Asterby Lane. The farm is located within the Lincolnshire Wolds and is well located between the market towns of Horncastle, Wragby and Louth, with Louth being home to the only remaining livestock market within Lincolnshire. Two of the fields lie adjacent to Red Hill Nature Reserve being managed by the Lincolnshire Wildlife Trust and known for its rare red chalk geology, wildflower rich meadows and wildlife.

ARABLE & PASTURELAND

See schedule for details on areas, back cropping and CSS/SFI schemes.

The land is predominantly enclosed within a ring fence with the benefit of internal access roadways, gates and water troughs. The pasture has historically been mown or grazed by a herd of Lincoln Red cattle with some areas supporting over winter cattle but is currently being grazed by sheep. All pasture enclosures are serviced by a water trough and are fenced for cattle, with field 5238 having the benefit of a natural water supply from the river Bain.

The tenant will be responsible for the maintenance of ditches, culverts and hedges where appropriate for the duration of the tenancy.

GRADE & SOIL TYPE

It is acknowledged that the farm has some less productive areas although the land is scheduled as Grades 2 and 3 by the Agricultural Land Classification of England and Wales. The predominant soil types are described by the Soil Survey of England and Wales as **Arrow** and **Wickham 2**

All of the land is situated within a Nitrate Vulnerable Zone.

DRAINAGE & DRAINAGE RATES

Generally, the majority of the land is relatively free draining. The Tenant will be responsible for paying annual drainage rates to the Environment Agency.

FARM BUILDINGS

The Landlords are receptive to discuss changes and improvements to the farm buildings and will be responsible for insuring the structures.

Building 1 – 120ft (15ft bays) by 40ft

8-bay steel portal framed livestock building - with mains water troughs, dirt floor, open fronted, sectional partitions, space boarding beneath a corrugated sheeted roof. The building fronts onto a concrete feed passage.

Building 2 – 90ft (15ft bays) by 90ft

6-bay steel portal framed Livestock/General Purpose Building- with mains water trough, dirt floor, block walls with space boarding beneath a corrugated sheeted roof.

Building 3 – 78ft (20ft & 12ft 6” bays) by 40ft

5-bay steel portal framed Livestock/General Purpose Building – with mains water troughs, dirt floor, open fronted, sheeted walls beneath a corrugated sheeted roof. Concrete floored lean-to area beneath sheeted roof and is attached to an open fronted traditional brick building with loose box beneath a clay pantile roof, which open on to a central courtyard.



RENT & RENT REVIEW PROVISIONS

We are aware the holding lends itself to maximise the CSS/SFI options due to its location and features and therefore we are aware of the significant income which can be generated from such schemes. We expect for this income to be factored into a proposed rent so as to reflect a fair return for the Landlords, so we suggest prospective Tenants should seek advice as to the amount the holding could generate from these schemes. We acknowledge that CSS/SFI schemes are policy led and come with little security so we propose to include a rent review provision which will allow the Tenant or the Landlord to invoke an immediate rent review if the schemes are significantly altered or withdrawn through no fault of either party. With the exception of this, the rent will not be reviewed any more frequently than every three years. The Landlords are open to suggested rent payment dates, whether monthly, quarterly or half yearly.

COUNTRYSIDE STEWARDSHIP & SUSTAINABLE FARMING INCENTIVE

All of the land is registered with the RPA and is currently entered into a Higher Level Countryside Stewardship Scheme (CSS) until 31st December 2027. The Landlords also agree to facilitate and cover the costs of the transfer of the existing CSS from the outgoing Tenant to the incoming Tenant. The Landlords are receptive to the incoming tenant entering the land into similar future schemes, subject to written approval being obtained from the Landlords at the time. Further details available with the letting agents.

PLANS AREA & SCHEDULES

These have been prepared as accurately as possible and are based on Rural Land Registry and Rural Payments Agency information and although believed to be correct, are for guidance and identification purposes only.

TENANT RIGHT & DILAPIDATIONS

Upon entry, the Tenant will not be required to pay for tenant right, however, the Tenant will be expected to farm in accordance with the Rules of Good Husbandry and be mindful of soil indices. The Landlords reserve the right to make a claim against the Tenant at the termination of the tenancy for any dilapidations or breach of obligations, if appropriate.

POSSESSION

The existing Tenancy will formerly conclude at the end of the calendar year, meaning the new Tenancy can commence from the 1st January 2027. The pasture is currently being grazed on licence by a local sheep farmer until the 31st October 2026 and will not be made available to the Tenant until the commencement of the Tenancy. Early entry to the arable land and yard and buildings is possible from the 1st October 2026 on Licence, subject to negotiation.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are excluded from the Tenancy.

FARM BUSINESS TENANCY AGREEMENT

Manor Farm is to be let on a Farm Business Tenancy (Agricultural Tenancies Act 1995) for an initial term of 7 years. The Tenancy may continue beyond the initial term on a year-to-year basis until terminated by either party providing the appropriate written notice. The agreement to be used is produced by the Lincolnshire Association of Agricultural Valuers (LAAV) and a copy can be made available to prospective Tenants upon request. The Landlords are receptive to discussing and negotiating the specific terms within the Tenancy, including a break clause in favour of the Tenant if deemed appropriate.

The incoming Tenant will be required to contribute £250 plus VAT towards the cost of the Tenancy Agreement.

VIEWING

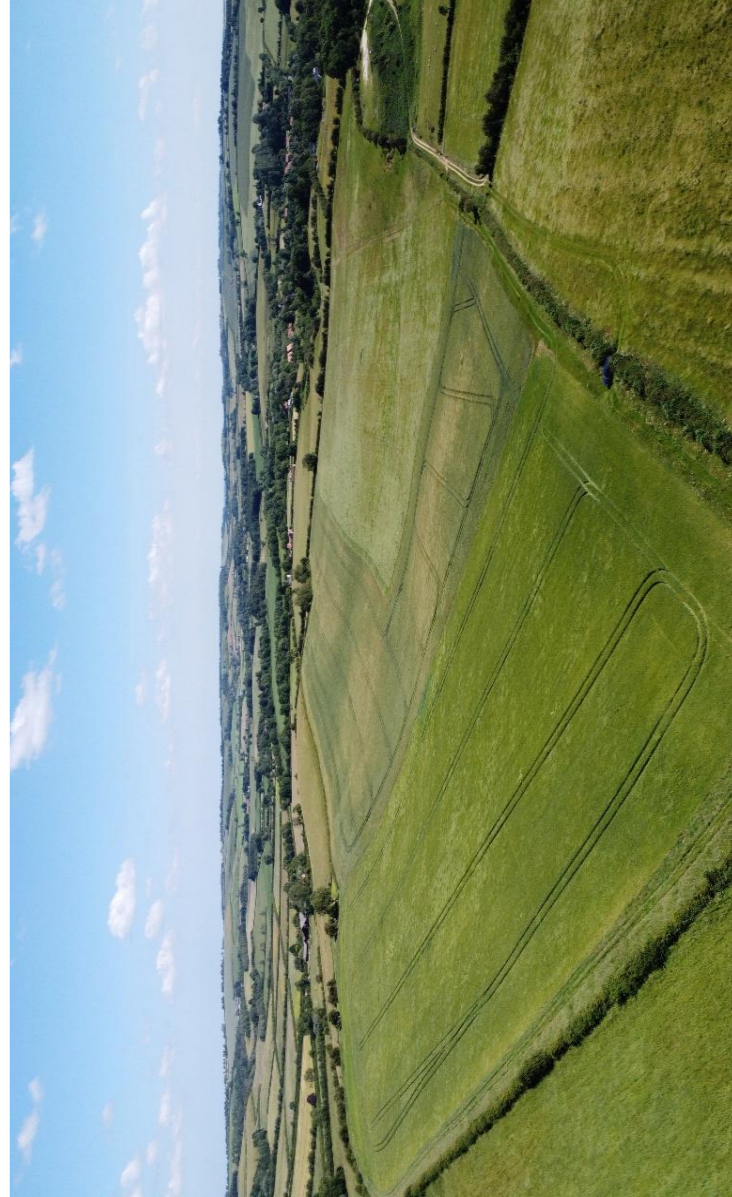
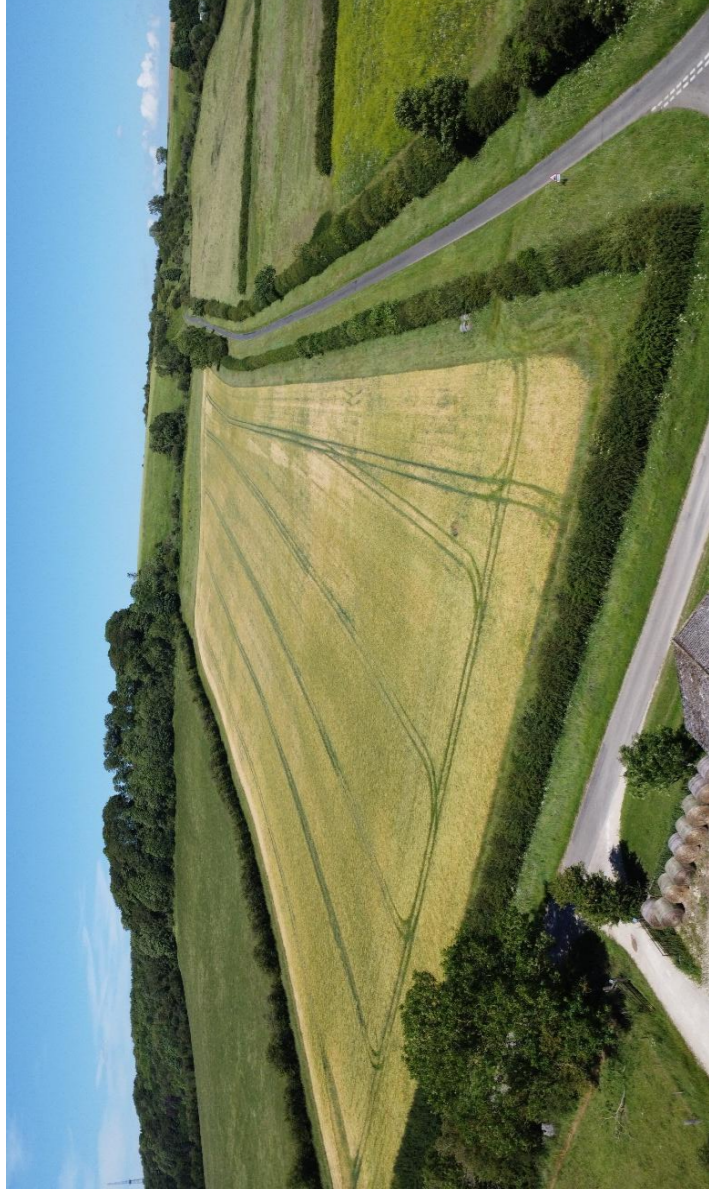
Manor Farm is to be viewed strictly by appointment only as it is currently occupied by livestock. Prospective tenants are asked to contact the agents to arrange for a viewing appointment to be made. Neither the Landlord, Tenant, Licensee nor letting agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land and you enter entirely at your own risk.

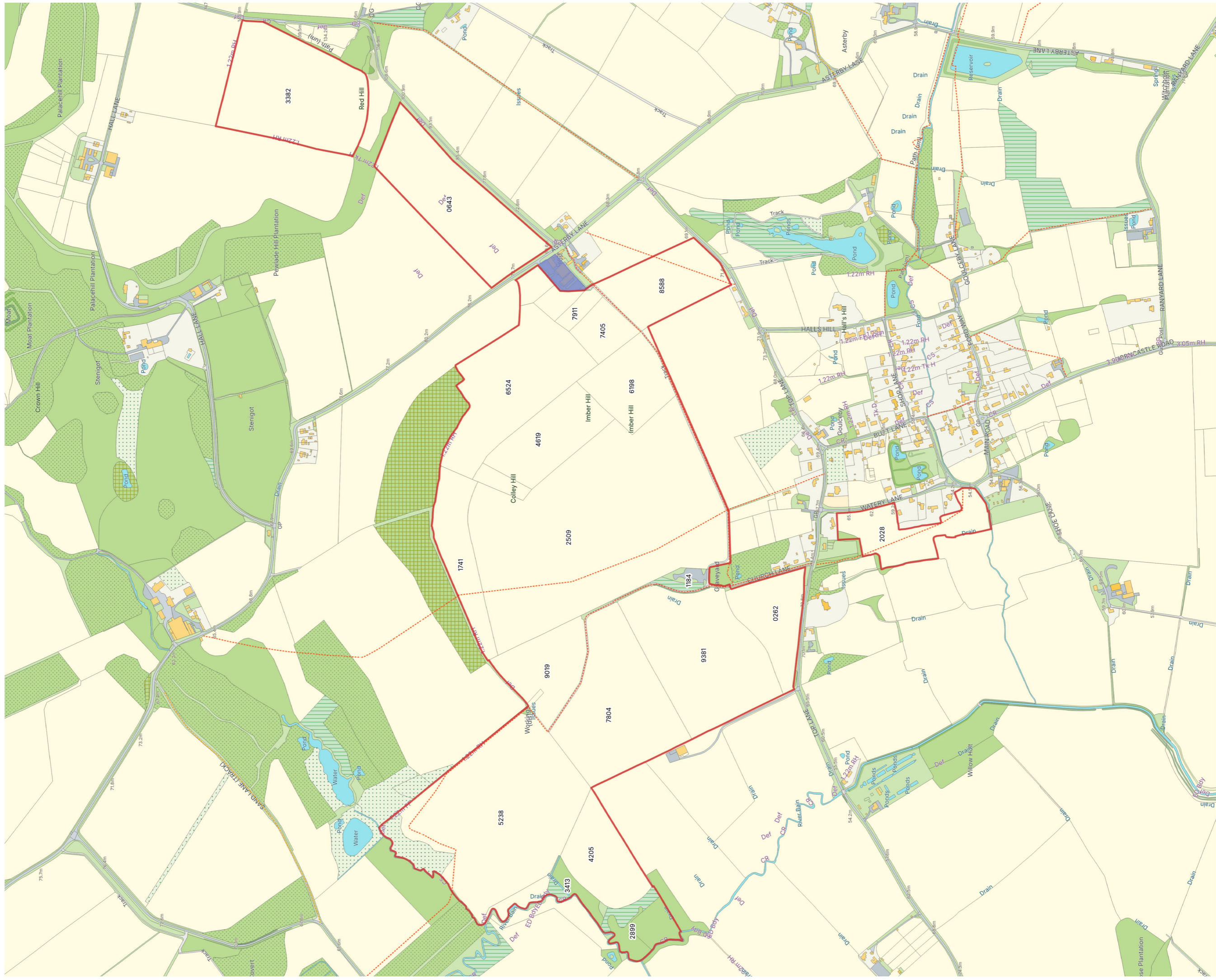
SUBMISSION OF TENDERS

The property is being offered 'To Let' by Informal Tender with best and final offers to rent being made in writing upon the attached form in a sealed envelope marked 'Manor Farm Tender'. For clarity, email copies of a completed Tender Form will suffice, but all **Tenders are to arrive no later than 12 noon, Wednesday 12th August 2026: Tenders to be issued to one of the Agents as detailed on page 2.**

When submitting your tender please enclose a comprehensive covering letter which details your proposed future management of the holding and your personal background in agriculture. We would also like details of your proposed cropping/farming method and any other points you wish to discuss/negotiate so that the Landlords can make an informed decision.

- It is the responsibility of the potential Tenant to ensure that post and e-mail submissions have been received by the agents.
- All offers should be stated in £ sterling and it is recommended that offers made for an odd figure to avoid the possibility of duplicated bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The Landlords do not undertake to accept the highest or indeed any particular offer.
- The Tenant will be expected to complete the Tenancy Agreement without any undue delay.

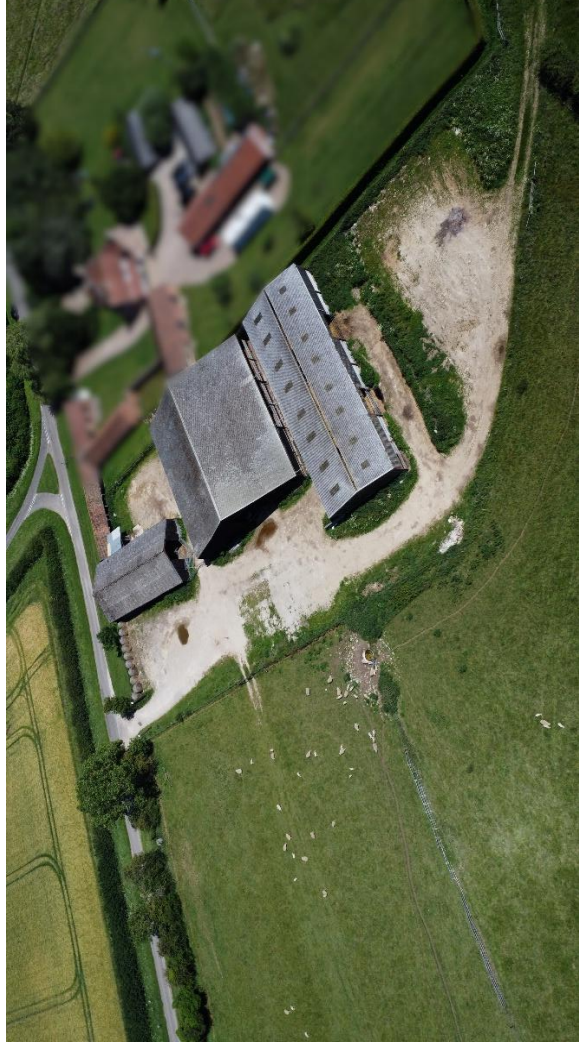
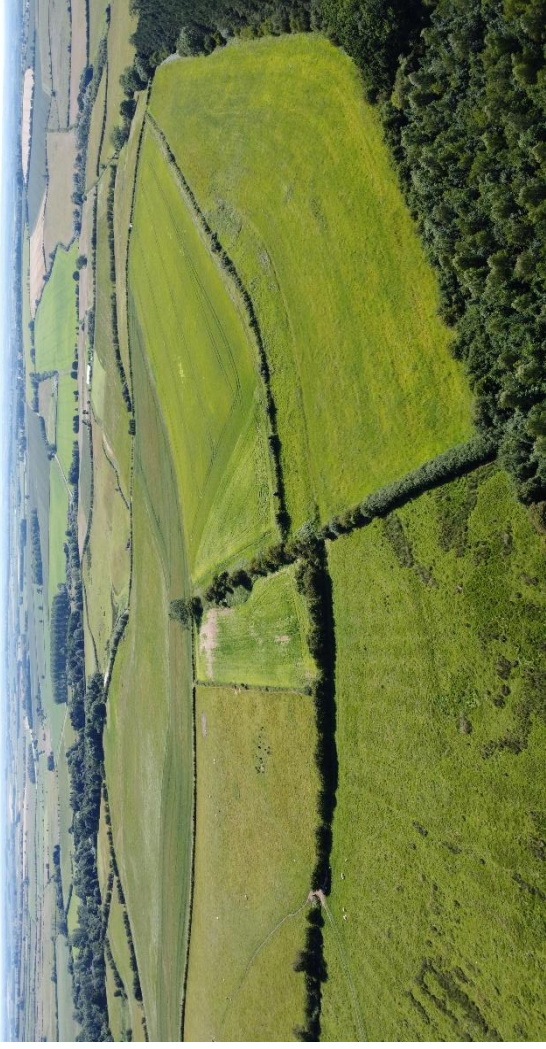
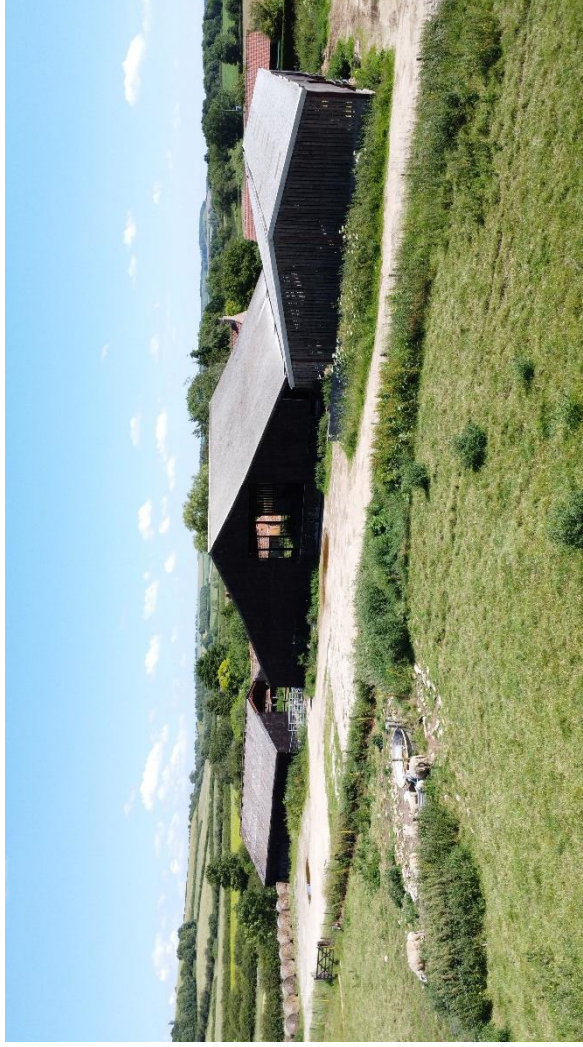




200 m
Scale 1:4452 (at A1)

OS Sheet	Parcel ID	Cropping (arable areas approx.)	RPA Area (Ha)	RPA Area (Ac)	Stewardship Options	Option Area
2479	2899	Rough	2.26	5.58	WT12 – Wetland grazing supplement WT8 – Management of fen	1.75 ha 1.75 ha
2479	9381	Pasture	9.25	22.86	GS13 – Management of grassland for target features BE3 – Management of hedgerows	9.20 ha 808 m
2480	4205	Pasture	3.55	8.77	GS7 – Restoration towards species-rich grassland BE3 – Management of hedgerows	3.54 ha 300 m
2480	5238	Pasture	15.73	38.87	GS10 – Management of wet grassland for wintering waders and wildfowl GS13 – Management of grassland for target features BE3 – Management of hedgerows	3.00 ha 11.74 ha 600 m
2480	7804	26 - Legume Fallow 25 - Spring Barley 24 - Winter Wheat	8.69	21.47	AB8 – Flower rich margins and plots AB9 – Winter bird food SW1 – 4 m to 6 m buffer strip on cultivated land BE3 – Management of hedgerows	0.91 ha 1.04 ha 0.37 ha 1,083 m
2480	9019	Pasture	3.67	9.07	BE3 – Management of hedgerows	614 m
2480	3413	Rough	0.76	1.88		
2579	0262	Pasture	3.31	8.18	BE3 – Management of hedgerows	835 m
2579	1184	Yard/Straw pad	0.59	1.46		
2579	2028	Pasture	3.49	8.62	HS5 – Management of historic and archaeological features on grassland BE3 – Management of hedgerows	3.50 ha 690 m

2579	8588	26 - Spring Barley (4.07 ha) 25 - Spring Barley 24 - Fodder Beet	4.17	10.30	BE3 – Management of hedgerows	320 m
2579	6198	Pasture	3.49	8.62	GS13 – Management of grassland for target features BE3 – Management of hedgerows	3.49 ha 700 m
2580	1741	Pasture	3.37	8.33	BE3 – Management of hedgerows	690 m
2580	2509	26 – Legume Fallow (7.65 ha) W Wheat (12.35 ha) 25 – Legume Fallow 24 – Legume Fallow	23.69	58.54	SW1 – 4 m to 6 m buffer strip on cultivated land AB9 – Winter bird food BE3 – Management of hedgerows	0.99 ha 0.40 ha 1,780 m
2580	4619	Pasture	4.78	11.81	GS13 – Management of grassland for target features BE3 – Management of hedgerows	3.97 ha 407 m
2580	6524	Pasture	8.97	22.16	GS13 – Management of grassland for target features BE3 – Management of hedgerows	8.30 ha 1,270 m
2580	7405	Pasture	1.49	3.68	GS13 – Management of grassland for target features BE3 – Management of hedgerows	1.49 ha 490 m
2580	7911	Pasture	0.52	1.28	HS5 – Management of historic and archaeological features on grassland BE3 – Management of hedgerows	0.51 ha 293 m
2680	0643	26 - Winter Barley (6.68 ha) 25 - Winter Barley 24 - Winter Wheat	7.61	18.80	GS15 – Haymaking supplement GS7 – Restoration towards species-rich grassland SW1 – 4 m to 6 m buffer strip on cultivated land BE3 – Management of hedgerows	0.92 ha 0.92 ha 0.60 ha 1,648 m
2680	3382	26 - Spring Barley (5.68 ha) 25 - Spring Barley 24 - Spring Barley	8.78	21.70	GS15 – Haymaking supplement GS6 – Management of species-rich grassland SW1 – 4 m to 6 m buffer strip on cultivated land BE3 – Management of hedgerows	3.05 ha 3.05 ha 0.30 ha 450 m
Total			118.17	291.98		



Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

