

**To Let** by Informal Tender

Closing Date: Wednesday 25<sup>th</sup> November 2026



**50.50 Acres** (20.44 Hectares) of **Pastureland**  
Orby, Lincolnshire

**Willsons**  
— SINCE 1842 —

# 50.50 Acres (20.44 Hectares) of Pastureland Orby, Lincolnshire

## “AGENT’S COMMENTS”

Willsons are pleased to offer the opportunity to rent 50.50 Acres (20.44 ha) of productive pastureland situated in a ring fence. The holding was previously occupied by cattle and is being offered to rent on an initial term of 5 years on a Farm Business Tenancy with one field being let on an Annual Periodic Farm Business Tenancy Agreement.

The land is owned by The Smithson family who have farmed within the village for generations. There are numerous access points to the land.

## To Let by Informal Tender

**Closing Date: 12 Noon, Wednesday 25<sup>th</sup> November 2026**

## FURTHER DETAILS FROM THE AGENTS

### Willsons

16 Alghitha Road  
Skegness  
Lincolnshire  
PE25 2AG

### Lizzie Clarke

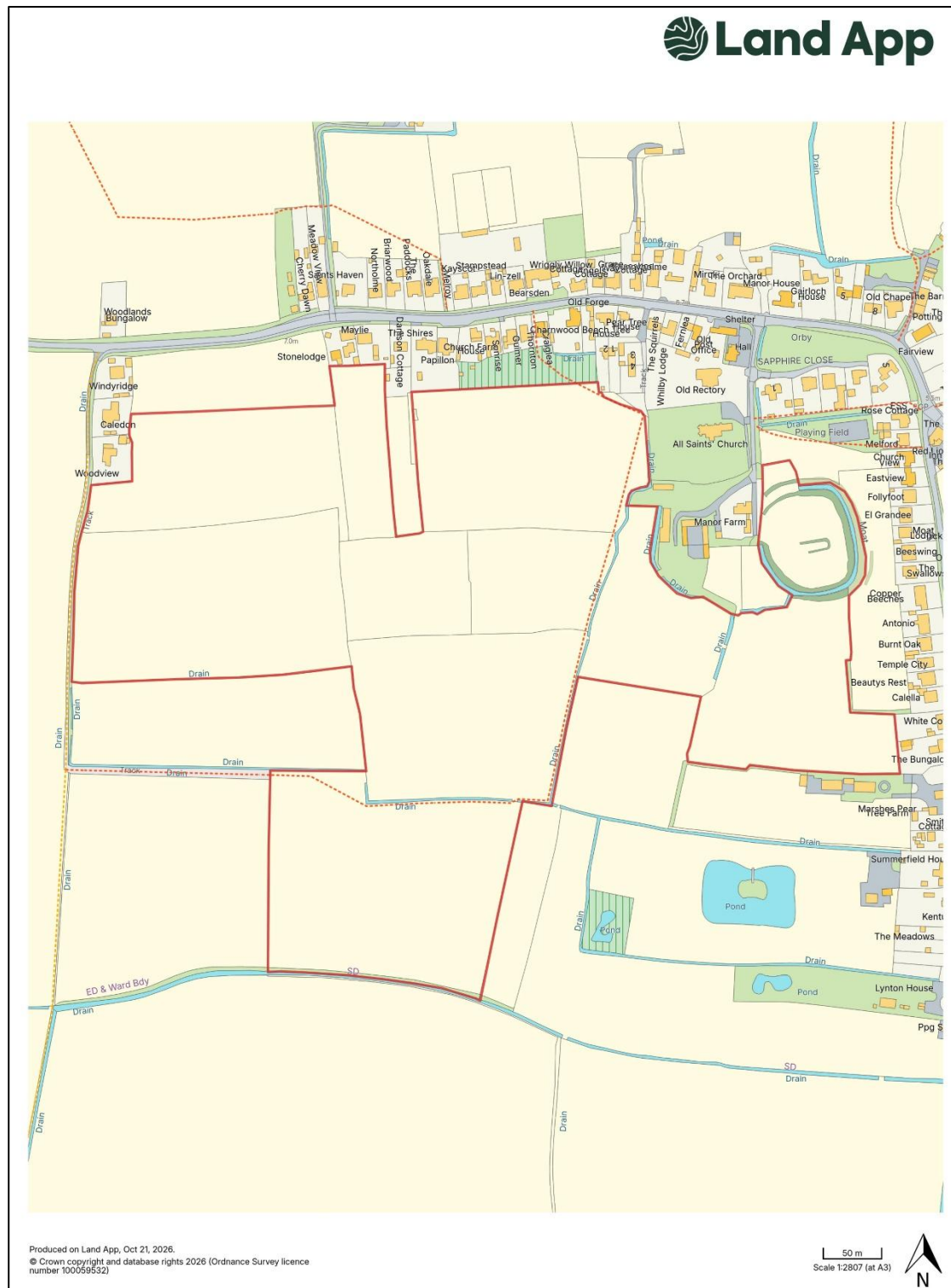
**Tel:** 01754 896100

**E:** [l.clarke@willsons-property.co.uk](mailto:l.clarke@willsons-property.co.uk)



# Willsons

SINCE 1842



## SITUATION & DESCRIPTION

The land is in good sized block of pastureland in a ring fence situated in the village of Orby. The land should be identifiable by the 'To Let' boards position for each area.

What3words: smarting.implanted.downfield

The land is crossed by a public footpath as shown on the attached plan.

## POSSESSION

The land will be available from the 1<sup>st</sup> January.

## FARM BUSINESS TENANCY

The land is to be let on a Farm Business Tenancy (Agricultural Tenancies Act 1995) for an initial term of 5 years. The tenancy may continue beyond the initial term on a year-to-year basis until terminated by either party. Field 6424 pt. will be on let on an Annual Periodic Farm Business Tenancy (Agricultural Tenancies Act 1995).

The first 3 months' rent will be payable in advance at the commencement of the tenancy. Thereafter, the rent will be payable monthly in advance by standing order. The rent will be reviewable no more frequently than three yearly intervals.

The Farm Business Tenancy Agreement to be used is produced by the Lincolnshire Association of Agricultural Valuers and a copy is available upon request.

The Tenant will be required to contribute £250 plus VAT towards the cost of the tenancy agreement.

## GRADE & SOIL TYPE

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type is described by the Soil Survey of England and Wales as:

**Wallasea 2** – Deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges a giving complex soil pattern. Groundwater controlled by ditches and pumps.

The majority of the land is level lying however some areas are undulating.

## DRAINAGE & DRAINAGE RATES

We are not aware that any of the land has the benefit of a modern underdrainage system.

The tenant will be responsible for paying annual drainage rates to Lindsey Marsh Drainage Board.

## WATER

There are water troughs on the land. The Tenant will be responsible for paying for the water used on the holding. At present, the Landlord's residential property shares the same water supply and the arrangements for the Tenant's payment of water usage will be discussed and included when the agreement is drawn up.

## ACCESS

The land can be accessed from Chalk Lane, on the western edge of the village and Church Lane in the centre of the village via Manor Farm. In addition, there is a right of way access off Gunby Road.

## NITRATE VULNERABLE ZONE

The majority of the land is situated within a Nitrate Vulnerable Zone.

## RURAL PAYMENTS AGENCY

All land is registered with the RPA.

## COUNTRYSIDE STEWARDSHIP & SUSTAINABLE FARMING INCENTIVE

None of the land is currently entered into any Stewardship or SFI schemes and the incoming tenant must seek the prior written approval of the Landlord before entering any of the land into such schemes.

## PLANS, AREAS & SCHEDULES

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

## SPORTING, TIMBER & MINERALS

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

## 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. The Tenant will be responsible for the maintenance of ditches, culverts and hedges where appropriate. The Landlord reserves the right to make a claim against the Tenant at the termination of the tenancy for any dilapidations or breach of obligations, if appropriate.

## VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of these particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk. **Important Notice:** Part of the land is grazed by livestock, therefore please take extreme care when viewing and there must be no dogs or children present.

## LOCAL AUTHORITIES

### Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL 01522 552222

### East Lindsey District Council

The Hub, Mareham Road, Horncastle LN9 6PH 01507 601111

### Witham Fourth District Internal Drainage Board

47 Norfolk Street, Boston, Lincolnshire PE21 6PP 01205 310088

### Environment Agency

Ceres House, Searby Road, Lincoln LN2 4DW 0370 850 6506

## CURRICULUM VITAE

When submitting your tender, please enclose a brief CV of your farming business and include farming methods so that the Landlord can make an informed decision.

## SUBMISSION OF TENDERS

The property is being offered 'To Let' by Informal Tender and best and final offers to rent should be made in writing upon attached form in a sealed envelope marked "**Orby Tender**" in the top left hand corner or by e-mail to the Agent with the tender to arrive not later than **12 noon on Wednesday 25<sup>th</sup> November 2026**.

- It is the responsibility of the potential tenant to ensure that post and e-mail submissions have been received by the Agent
- All offers should be stated in £ sterling and it is recommended that offers are 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 landlord does 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



## SCHEDULE

| RPA Parcel ID | Description | Acres | Hectares |
|---------------|-------------|-------|----------|
| 6209          | Pasture     | 7.81  | 3.16     |
| 7523          | Pasture     | 1.63  | 0.66     |
| 7911          | Pasture     | 2.45  | 0.99     |
| 8499          | Pasture     | 6.60  | 2.67     |
| 7785          | Pasture     | 8.40  | 3.40     |
| 0108 pt.      | Pasture     | 3.21  | 1.30     |
| 1415          | Pasture     | 1.83  | 0.74     |
| 1201          | Pasture     | 4.97  | 2.01     |
| 9023 pt.      | Pasture     | 6.09  | 2.46     |
| 9011          | Pasture     | 2.63  | 1.06     |
| 6424 pt.      | Pasture     | 4.88  | 1.97     |
| Total         |             | 50.50 | 20.42    |

**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.



# TENDER FORM

50.50 Acres (20.44) at Orby, Lincolnshire

Closing Date for Tenders: 12 noon, Wednesday 25<sup>th</sup> November 2026

|                                                                                                                                                                                        |                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tenderers Name:                                                                                                                                                                        |                                                                                                                                                                                                                                               |
| Trading Name:                                                                                                                                                                          |                                                                                                                                                                                                                                               |
| Address:                                                                                                                                                                               |                                                                                                                                                                                                                                               |
| Telephone Number(s):<br><br>Email Address(s):                                                                                                                                          |                                                                                                                                                                                                                                               |
| Hereby offer(s) to rent, subject to contract, 50.50 Acres at Orby as identified within the letting particulars and confirm agreement to the terms of the tender procedure as detailed. |                                                                                                                                                                                                                                               |
| Proposed Rent                                                                                                                                                                          | In the sum of: £<br><br>Words:                                                                                                                                                                                                                |
| Submit Tender:                                                                                                                                                                         | Envelopes to be marked 'Orby Tender' to: Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG<br>Emailed to: <a href="mailto:l.clarke@willsons-property.co.uk">l.clarke@willsons-property.co.uk</a><br>(Email Subject – 'Orby Tender') |