

LAND AT SWAYFIELD

Lincolnshire

19.52 Acres (7.90 Hectares)

INTRODUCTION

Constables Close Charity are pleased to bring to the market for let 19.52 acres (7.90 hectares) of bare arable land situated to the west of Swayfield village.

A dynamic and enthusiastic tenant is sought, with a long-term view to working collaboratively with the Charity in order to manage their asset subject to the Charities Act 2011 requirements.

SUMMARY

Tenders are invited for the Land at Swayfield, extending to approximately 19.52 acres (7.90 hectares) in total.

The land comprises a single field of grade 3 bare arable land, let with no farm buildings.



19.52 Acres (7.90 Hectares) of arable land.



Address: Land west of Swayfield, Lincolnshire.



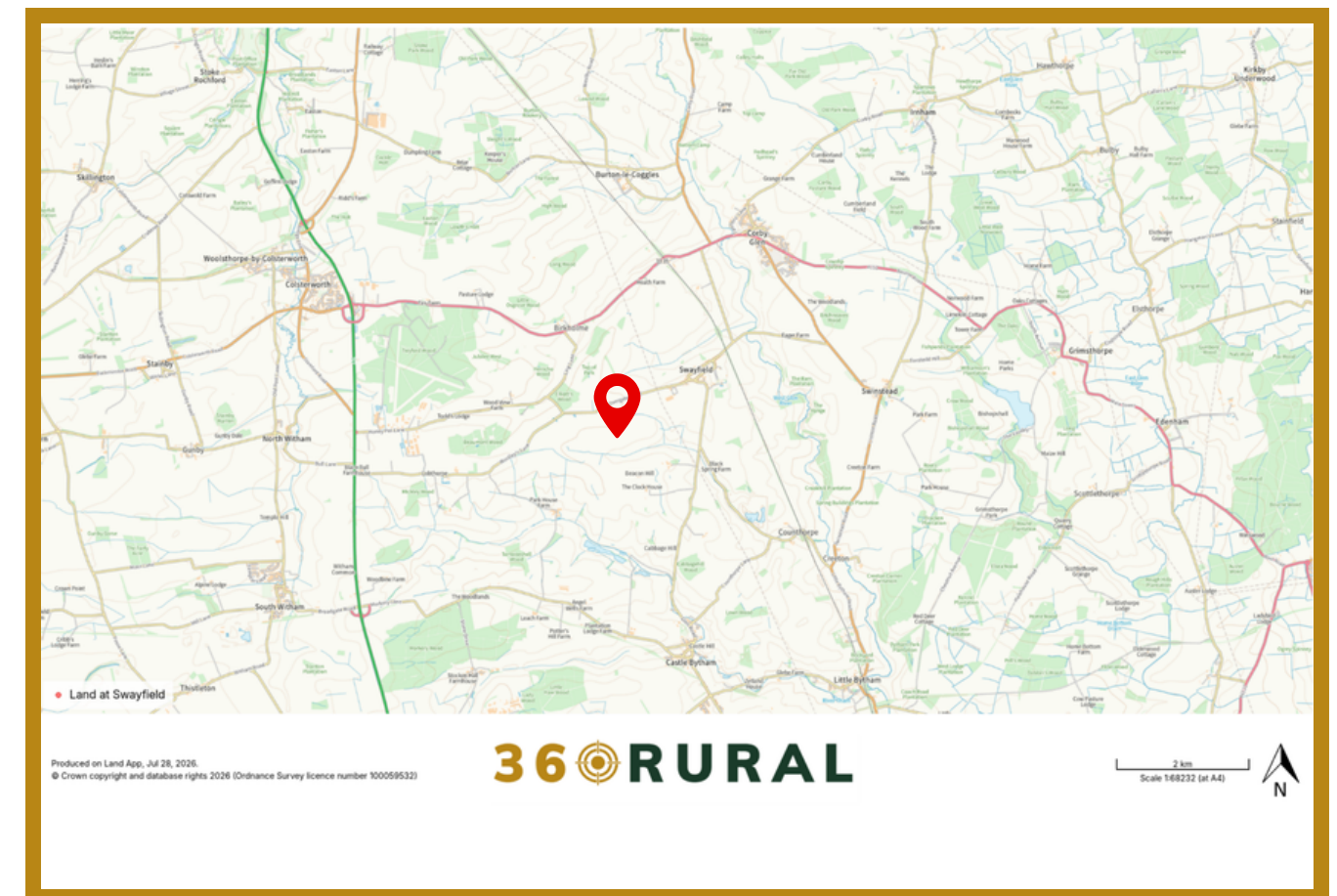
Nearest postcode: NG33 4LG What3words: ///trucks.tonality.rebounds



Access: The land is accessed directly off Overgate Road, which is a public highway.



Tender Closing Date: Wednesday 12th August 2026



TENANCY

The land is offered to let on a Farm Business Tenancy with an initial term of 5 years, commencing on 11th October 2026.

A copy of the proposed Farm Business Tenancy agreement can be obtained from the letting agent on request.

The tenancy will contain the following basic provisions:

- 5-year tenancy commencing on 11th October 2026
- Rent payments will be made 6 monthly in advance
- Rent will be reviewed at year 3 of the tenancy, subject to notice being served by either the Landlord or the Tenant

CROPPING

The intended cropping should be outlined in any proposal and the tenant will be limited to crops proposed at the outset.

Any change to this cropping may subsequently be agreed with the landlord.

ENVIRONMENTAL SCHEMES & WOODLAND

The landlord is supportive of ongoing environmental management and would welcome proposals from prospective tenants.

The landlord will look favourably upon those proposing sustainable methods of production.

No woodland forms part of this letting.

TERMS & CONDITIONS

NATURAL CAPITAL AND CARBON

The tenant will not have any rights to the sale of natural capital or carbon from the holding.

REPAIRS

The tenant will be responsible to put and keep the land into good repair and condition in accordance with the tenancy.

SOIL TYPE

Grade 3 arable land.

3RD PARTY RIGHTS / SHARED ACCESS

The landlord shall retain a right of access over all tracks included within the tenancy.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

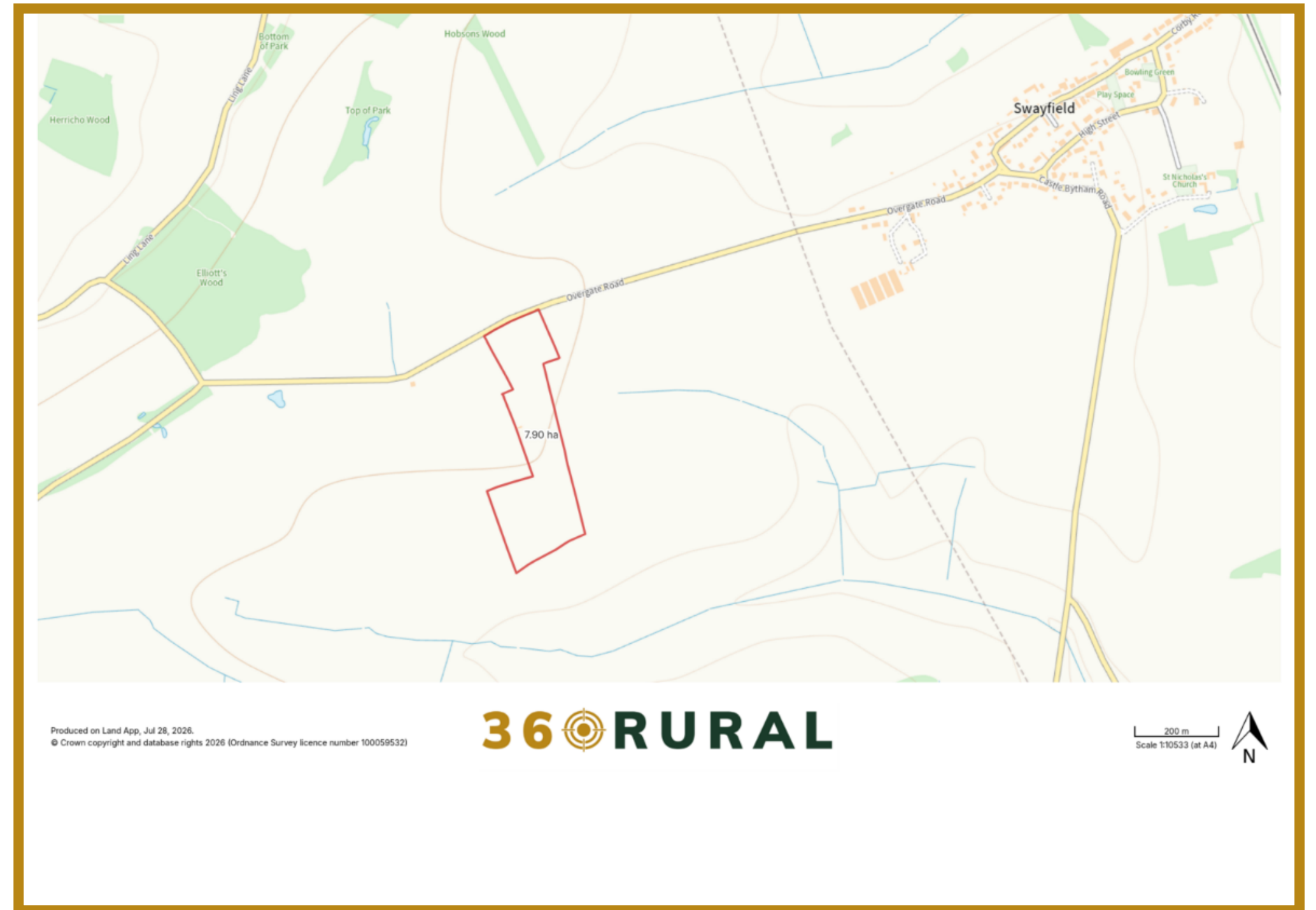
The land is subject to and with the benefits of all existing wayleaves and rights of way.

PUBLIC RIGHTS OF WAY

None.

SPORTING RIGHTS

All sporting rights will be retained by the landlord.



AGENT CONTACT



Joanna Knight
BSc (Hons) MRICS FAAV
Chartered Surveyor
E: joanna.knight@360rural.co.uk
Tel: 07900 562421

METHOD OF LETTING



Closing Date: All offers must be received by 12 noon, Wednesday 12th August 2026. Available to let by informal tender — please contact the Agent to request a tender form.

IMPORTANT NOTICES

360 Rural Ltd for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by 360 Rural Ltd for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. 360 Rural Ltd, and any person in its employment, does not have the authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by 360 Rural Ltd for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 360 Rural Ltd. Walnut Tree Lodge, Temple Farm, Temple Bruer, LN5 0D

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Rural Property Investment & Valuation



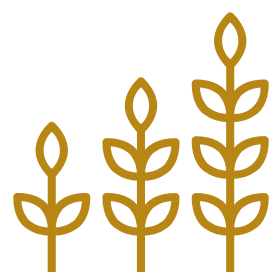
Stewardship & Carbon Sequestration



Renewable Energy



Estate & Property Management



Farming



Planning & Development



Rural Business Support

