



Trevethoe House Farm

Holbeach, Lincolnshire

Carter Jonas

THE CROWN  
ESTATE



Trevethoe House Farm  
Holbeach St Marks  
Lincolnshire  
PE12 8EX

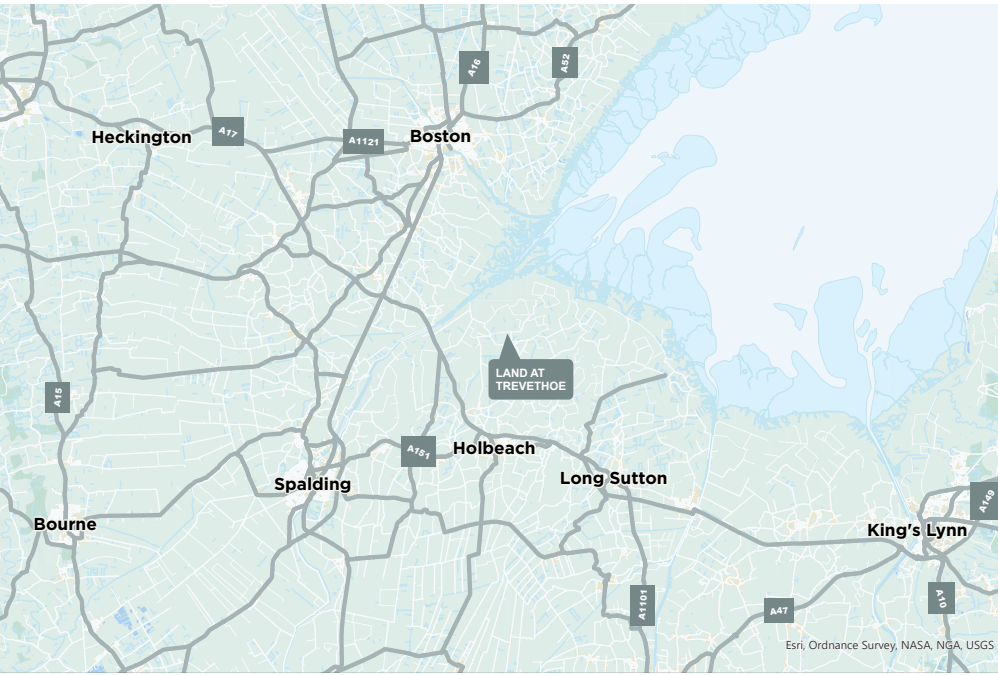
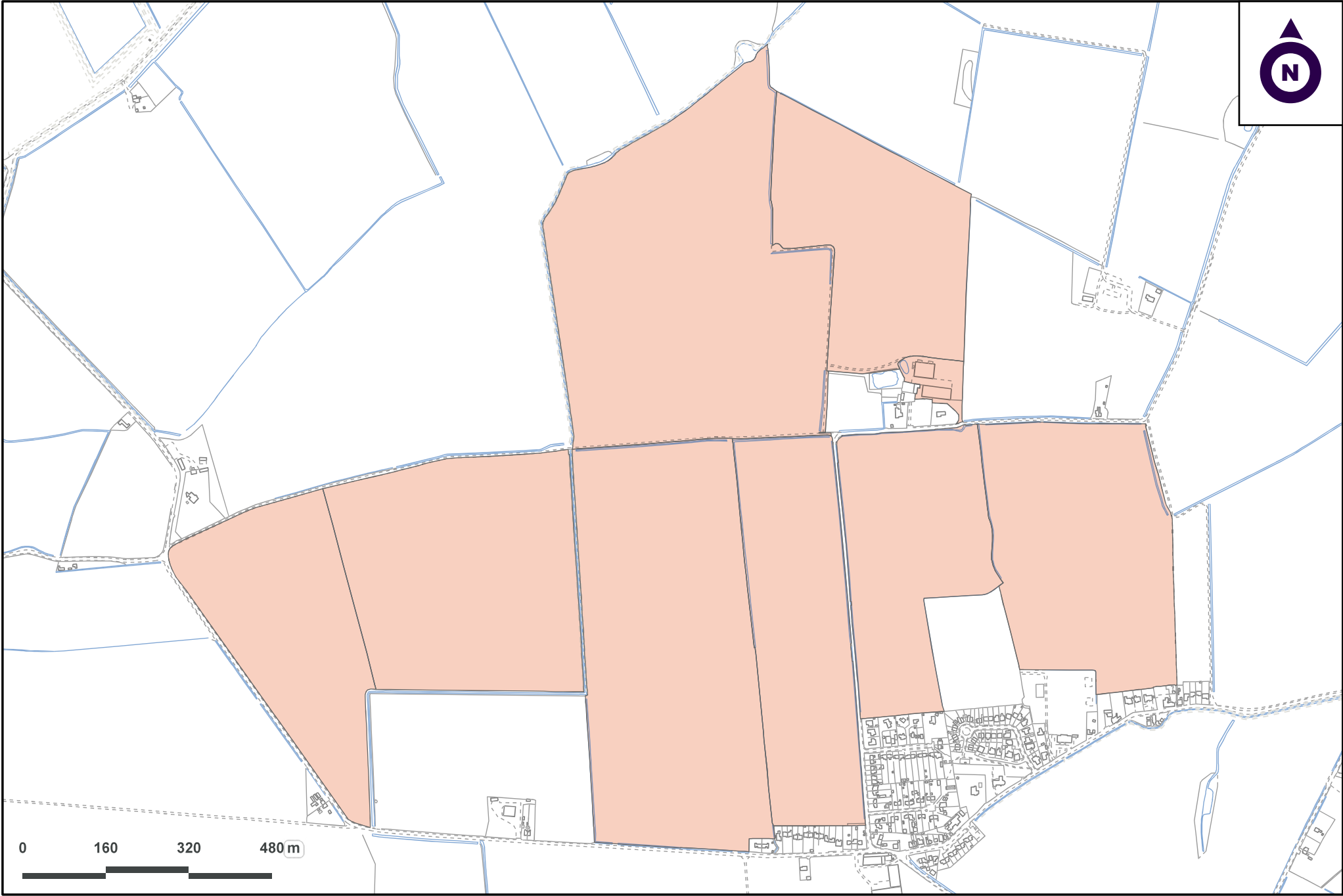
A rare opportunity to lease an equipped Grade 1 holding on a 15 year environmental Farm Business Tenancy.

Trevethoe Farm is a productive block of Grade 1 arable land located at Holbeach St Marks near Holbeach. The holding is more specifically situated north of the village of Holbeach St Marks on loamy and clayey soils. The farmyard comprises a number of farm buildings suitable for boxed potato storage.

In all extending to 357.82 acres (144.81 hectares).

To Let by The Crown Estate on an informal tender under an Environmental Farm Business Tenancy (eFBT) for a 15 Year Term commencing 11th October 2025. Limited break clauses will be included for sale, development and environmental enhancement.

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Property

The Property is advertised to-let as a whole.

Location

Trevethoe Farm is located in Holbeach St Marks, north of Holbeach.

The Property is easily accessible, being only a short distance from the A17. The most direct route to the Property is by turning off the A17 and taking Middle Marsh Road heading northeast onto Leadenhall Road. In Holbeach St Marks, take a left onto Lapwater Lane, heading north. This will lead directly to the Property, situated on the left-hand side.

- Holbeach 4.5 miles
- Spalding 9 miles
- Wisbech 15 miles

Buildings

The Property benefits from a secure farmyard, equipped with cold store facilities. The five cold stores have a combined maximum capacity of 4,075 boxes.

The outgoing Tenant will retain holdover of the buildings until 31st May 2026.

Potato storage boxes are available by separate negotiation from the outgoing tenant.

Land

The land is classified as being Grade 1, loamy and clayey soils.



Method of Letting

The farm is to be let by informal tender.

Interested parties are asked to submit their tender via email to ellen.williamson@carterjonas.co.uk marked clearly as “Trevehoe Farm, Holbeach St Marks” by 12 noon on 6th June 2025.

Informal tenders should be submitted subject to contract and any other condition on which the informal tender is made should be specified.

Applicants are encouraged to give as much detail as possible in their covering letters and application forms.

The Landlord and their Agents will not be bound to accept either the highest or any other offer for the farm.

The offer of rent must be provided on a per acre basis.



Basic Payment Scheme

The letting does not include any BPS entitlements or transfer of any de-linked payments.

Holdover & Early Entry

Holdover has been granted to the outgoing Tenant on certain fields and further information can be made available upon request. Early Entry will be available post-harvest on a field-by-field basis under mutually agreed terms to undertake cultivations and sowing.

Designations

None so far as we are aware.



General Information: Soil Requirements

Effective soil management is important to The Crown Estate. It supports LEAF’s (Linking Environment and Farming) six step action plan as part of a fully integrated approach to farming:

- 1. Structure
  - 2. Drainage
  - 3. Compaction
  - 4. Organic Matter
  - 5. pH and nutrient status
  - 6. Biological Health LEAF’s Simply Sustainable
- Soils can be accessed via:  
<https://leaf.eco/farming/resources>

The Crown Estate have commissioned independent soil testing, the results of which will form part of the information pack. This will include recommendations of a target soil condition at the termination of the initial tenancy including structure and fertility. The successful tenderer will be expected to achieve the target soil condition.

Consideration will be given for exceeding the target or recompense will be sought for failing to meet the target. The soil report will form part of the ingoing schedule of condition. An updated soil report will be commissioned three months prior to the tenancy termination, and this will form part of the outgoing schedule of condition. The Crown Estate will charge the Tenant 50% of the cost of the Schedule of Condition.

The Tenant will provide the Landlord an updated soil report in an agreed form at year three of the tenancy. On termination of the tenancy, the outgoing Tenant will provide the ingoing Tenant with cropping, soil management and precision farming data.

Environmental, Diversification and Social Aspirations

The Property will have its own agreed bespoke Farm Green Book, reflecting The Crown Estate and the Farmer’s shared environmental aspirations for the Property, and its own agreed Farm Partnership Book, reflecting shared aspirations for the diversified and socially beneficial use of the land.

These will reflect The Crown Estate and the Farmer’s agreed aims and aspirations, while giving the Farmer the freedom to farm and use the land in a suitable way. Prospective applicants are encouraged to discuss this approach with the Letting Agents and submit their own environmental and diversification/ social benefit proposals. Copies of the template forms for the Farm Green Book and Farm Partnership Book can be found in the Data Room.

Repairing and Insurance

The tenancy agreement will be on standard full repairing and insuring terms.

Subletting

Up to 20% of the holding may be sub-let subject to separate approval and negotiation.

Country Trust

The Crown Estate has partnered with the Country Trust to offer outdoor educational visits to school children, and would encourage prospective tenants to consider becoming involved.

Please see the below link for further information. <https://www.countrytrust.org.uk/>

Irrigation

No abstraction is available on the Property.

Land Drainage and Drainage Rates

Drainage rates are payable by the Tenant to the relevant Internal Drainage Board. Further detail on the latest rates demand relating to the Property can be found in the Data Room.

Tupe

Applicants will be responsible for assessing and meeting any TUPE liability.

Data Room

An online Data Room is available to all interested parties containing the following:

- Detailed Plans
- 10 Years Cropping History
- Tender Form
- Draft Environmental Farm Business Tenancy
- Drainage Charges Invoice
- Holdover Plan
- Drone Footage
- Additional Photography
- Country Trust Information

Services

Mains water and electricity are available at the farm buildings.

Solar

The Landlord is exploring a ground and roof mounted solar array which if viable will be installed at the Landlord’s cost. The consumption of the electricity from the solar array will be recharged to the Tenant based upon 90% of the open market cost of electricity which the Tenant can procure from the market.

VAT

VAT will be charged in addition to the passing rent tendered.

Wayleaves Easements & Rights of Way

The Property is to be let subject to, and with the benefit of, all existing wayleaves, easement, covenants and rights of way, whether or not disclosed.

Health & Safety

All viewings are to be carried out at the sole risk of the viewer and neither the selling Agent nor The Crown Estate take responsibility.

Sporting Timber & Mineral Rights

All rights are reversed to the Landlord.

Environmental Schemes

The Property is not entered into any environmental stewardship schemes. Whilst the entry of the Property into an Environmental Scheme would be supported, the Landlord must be notified in advance.

Local Authority

South Holland District Council  
Council Offices, Priory Road  
Spalding, Lincolnshire, PE11 2XE  
01775 761161

Viewings

Viewings are to be by appointment only, arranged through Carter Jonas. The first viewing day will be held on the 8th May 2025.



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## Cambridge

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 07771 377159 | [ellen.williamson@carterjonas.co.uk](mailto:ellen.williamson@carterjonas.co.uk)  
 One Station Square, Cambridge CB1 2GA

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
 One Chapel Place, London W1G 0BG

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

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