



MAXEY
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agricultural@maxeygrounds.co.uk

01945 428830

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To Let by Informal Tender



Ref: ALM 041

**Land at Hurn Hall Farm, Hurn Road,
Holbeach Hurn, Spalding, Lincolnshire
PE12 8JF**

Available for the first time in over 100 years, a block of prime Grade 1 silt arable land extending to **81.69 Hectares (201.85 Acres)** Subject to Measured Survey offered To Let by Informal Tender on an initial 5 Years Farm Business Tenancy from 1st October 2025. Tender Deadline **12 Noon 31st July 2025.**





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DESCRIPTION Arable Land with associated track, drainage ditches and spinneys located east and west of Hurn Road immediately south of the South Lincolnshire village of Holbeach Hurn. The whole extends to **81.69 Hectares (201.85 Acres)** Subject to Measured Survey.

SOIL & LAND CLASSIFICATION The land is classified as Grade 1 on the DEFRA Land Classification of England & Wales (Sheet 124). The soil is shown on the Soil Survey of England & Wales (Sheet 4 - Soils of Eastern England) as belonging to the Wisbech Soil Association, described as deep stoneless calcareous coarse silty soils and deemed suitable for growing sugar beet, potatoes, field vegetables horticultural crops and cereals. Interested parties are advised to make their own assessment as to the crops suited to the land.

PREVIOUS CROPPING The land has been cropped in an arable rotation suited to the soil type. The details of the cropping by field are shown on the attached table.

NITRATE VULNERABLE ZONE It is understood that the land to the west of Hurn Road falls within a designated Nitrate Vulnerable Zone.

TENURE AND POSSESSION The land is offered To Let on a 5 years Farm Business Tenancy commencing on the 1st October 2025. There will be a provision for a rent review on the third anniversary of the lease. No assignment or subletting will be permitted. The following cropping restrictions will apply to the land:

Bulbs, Onions, Peas and Potatoes not to be grown more frequently than once in every seven years.

Maize not to be grown any more frequently than once in every five years.

Sugar Beet not to be grown any more frequently than once in every three years.

No more than 8.0 Hectares (19.75 Acres) of Bulbs to be grown in any one year and they to be harvested within two years of planting. Any flowers which appear in the following spring to be dug out and removed.

A copy of the Tenancy Agreement is available for inspection at the Agent's Wisbech office.

METHOD OF LETTING The land is offered To Let by Informal Tender. A Tender Pack is available from the Agent and the deadline for receipt of tenders is 12 Noon on Thursday 31st July 2025. All tenders should be returned to 1-3 South Brink, Wisbech, Cambridgeshire PE13 1JA in a sealed envelope marked "Hurn Hall Farm Tender". If you wish to be able to verify receipt of your tender, please mark the outside of the envelope appropriately. The bid should clearly state in £'s the amount of annual rent offered, fixed for the first three years of the initial tenancy. Escalating tenders or tenders calculated only by reference to any other tender will not be considered. The Landlord is under no obligation to accept the highest, or any, tender. The successful party will be contacted shortly after the tender date.

HIGHWAY ACCESS Access to the land is from Hurn Road.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY The land is offered subject to all existing rights, including rights of way whether private or public, light, support, drainage, water and electricity supply and other rights, easements, quasi easements and all wayleaves whether referred to or not in these particulars.



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SPORTING RIGHTS Sporting rights insofar as they are owned and capable of being let are included in the letting.

BOUNDARIES The land is shown on the plan attached to this brochure. The plan is for illustration purposes only. The Tenant will be deemed to have full knowledge of all boundaries.

SUBSIDIES The land is understood to be registered on the LPIS. Basic Payment Scheme payments are now delinked and thus no entitlements are included in the letting.

PLANS & AREAS This brochure has been prepared using OS plans.

OUTGOINGS The land falls within the boundaries of the South Holland Internal Drainage Board. The Tenant will be responsible for payment of the drainage rates. The current drainage rates will be apportioned for the current year.

VIEWING For an Appointment to view apply to the Agent. A viewing morning will take place on Tuesday 8th July between 10:00 and 14:00. In order not to disturb the outgoing Tenant, please do not make contact with him to make viewing arrangements. When viewing care should be taken not to damage any standing crops. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Cultivated or uncultivated land is, by its nature, likely to be uneven with possible trip hazards. Neither the Landlord nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the land and parties do so entirely at their own risk.

ADDITIONAL INFORMATION The outgoing Tenant will have holdover in respect of harvesting and storing crops as follows:
a) to harvest and remove brassicas until 30th November 2025, and
b) to harvest sugar beet and store it in the yard until 28th February 2026.

The yard, general purpose building and Field TF3926 1838 (verged blue on the plan) are not included within the tenancy. The successful Tenant will be offered a Farm Business Tenancy for two years on these elements if they wish, at a rent to be agreed.

It is intended that at some stage before 30th September 2027 a new farm access road will be created roughly in the location shown shaded green on the plan. Should the successful Tenant require, the general purpose building will be relocated to an area south of this new roadway or an equivalent building will be provided.

All queries in respect of any of the foregoing information should be directed to Alan Faulkner afaulkner@maxeygrounds.co.uk

DIRECTIONS From Wisbech proceed north on the A1101 (Wisbech Road) to Long Sutton. At the roundabout take the first left onto the A47 towards Holbeach. Continue straight on at the next two roundabouts and continue past Fleet Hargate. At the next junction (Lodge Farm Café) turn right off the A47 and onto Hurn Road. Follow this road towards Holbeach Hurn bearing left at the junction with Roman Bank and the property can be found on the left hand side. What3Words: ///polar.send.opposite

PARTICULARS PREPARED 30th June 2025



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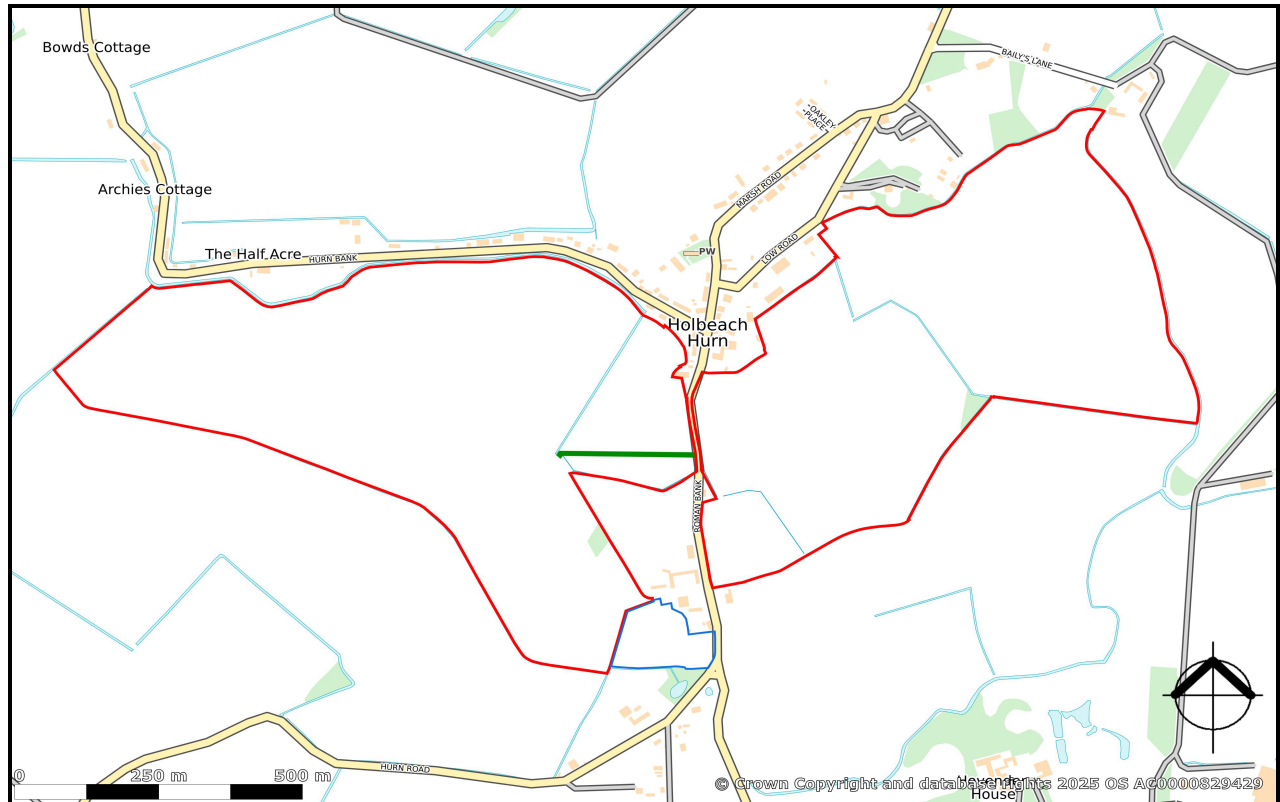


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For Identification Purposes Only – Do Not Scale



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

Offices at March and Wisbech

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	2025	2024	2023	2022	2021	2020
Vicarage TF3927 8204 21.10 Ha 52.14 Acres	Sugar Beet	Wheat	Potatoes	Cauliflowers	Vining Peas	Wheat
Silt Pit TF3926 4779 15.69 Ha 38.77 Acres	Brassicas	Wheat	Sugar Beet	Wheat	Cauliflowers	Wheat
Front House TF3926 3257 2.23 Ha 5.51 Acres	Wheat	Potatoes	Oilseed Rape	Vining Peas	Wheat	Sugar Beet
Village TF3826 8079 pt 4.50 Ha 11.12 Acres	Potatoes	Vining peas	Wheat	Sugar Beet	Wheat	Cauliflowers
Bank / PO TF3826 8079 pt 12.10 Ha 29.90 Acres	Sugar Beet	Wheat	Celeriac	Wheat	Leeks	Wheat
Newland TF3826 8079 pt 5.80 Ha 14.33 Acres	Brassicas	Wheat	Celeriac	Wheat	Sugar Beet	Potatoes
26 Acre TF3826 8079 pt 10.70 Ha 26.44 Acres	Wheat	Sugar Beet	Wheat	Cauliflowers	Wheat	Potatoes
Millground TF3826 8079 pt 7.70 Ha 19.03 Acres	Wheat	Sugar Beet	Wheat	Celeriac	Wheat	Cauliflowers

Additional Field (Blue Area)

Paddock TF3926 1838 1.65 Ha 4.08 Acres	Sugar Beet	Wheat	Potatoes	AB15	AB15	Celeriac
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