



FOR SALE

Bourne South Lincolnshire

3 farms in a ring fence
comprising c. 419 Ha [1,037
acres] of highly productive
soils with water, suited to
vegetable, root and arable
cropping

3 yards with crop storage
550t box/chilled
2,250 cereals

5 let houses
1 building plot
Class Q opportunities
Long term hope value

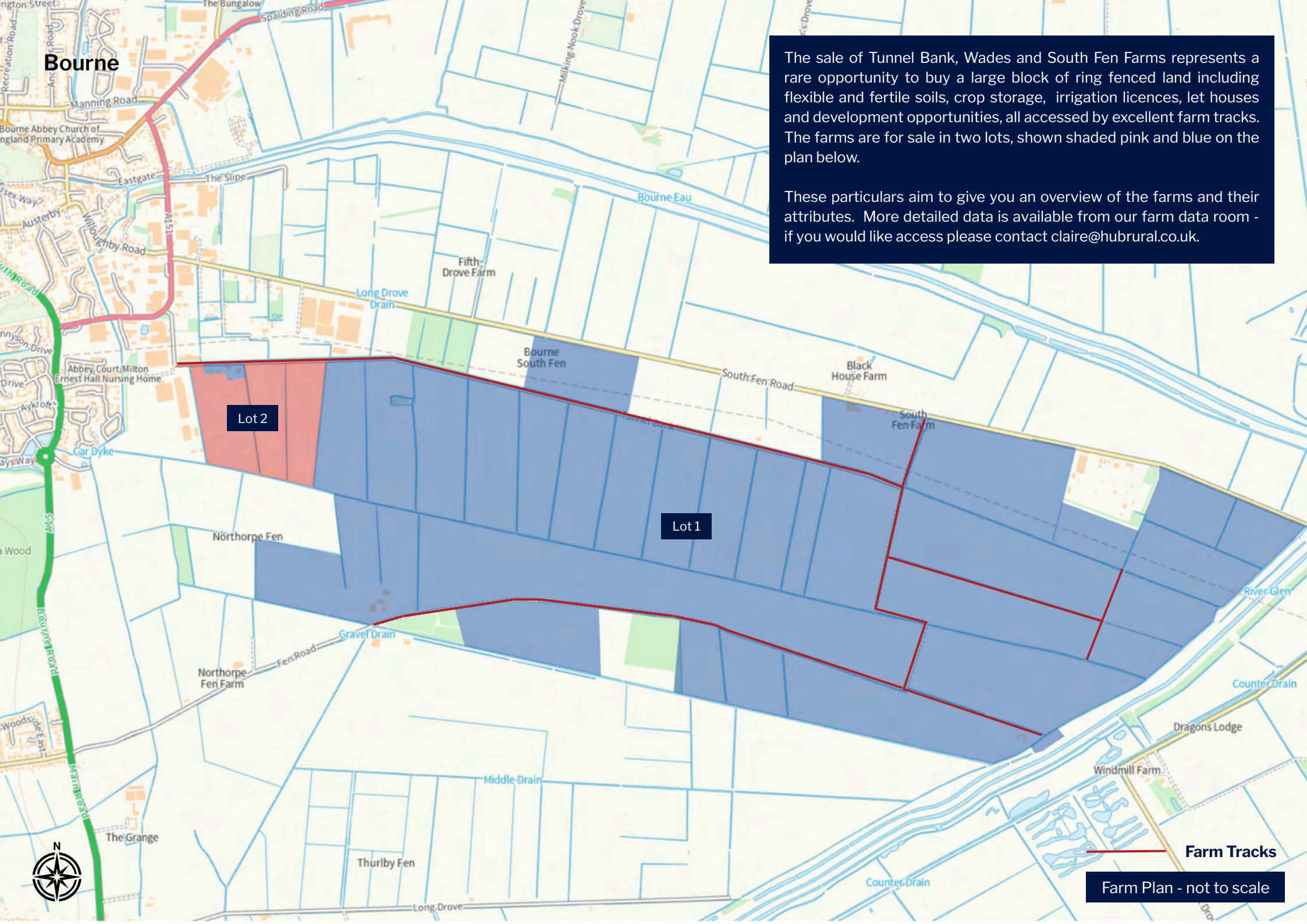
2 abstraction licences
c. 1,250 acre/inches

Guide Price
£12 million for the whole

For more information:

T: 01406 370035

E: sam@hubrural.co.uk



The sale of Tunnel Bank, Wades and South Fen Farms represents a rare opportunity to buy a large block of ring fenced land including flexible and fertile soils, crop storage, irrigation licences, let houses and development opportunities, all accessed by excellent farm tracks. The farms are for sale in two lots, shown shaded pink and blue on the plan below.

These particulars aim to give you an overview of the farms and their attributes. More detailed data is available from our farm data room - if you would like access please contact claire@hubrural.co.uk.

Farm Tracks
Farm Plan - not to scale

Area Schedule

HRL No.	Field Name	HMLR Title	HMLR Titles Size (ha)	RPA - LPIS Size (ac)	Size (ha)
LOT 1					
1	Cookes West	LL121258	5.12	12.65	5.21
2	Cookes East	LL123946	4.24	10.49	4.24
3	17 Acre				6.92
4	14/15 Acre				11.19
5	48 Acre				20.10
6	Cobs Long				9.77
7	Cobleys				10.33
8	30 Acre				12.58
9	Blackhouse / 14 Acre				17.82
11	Glasshouse				14.41
12	Two Ten's	LL153432	174.75	431.81	8.98
13	Little Engine				4.93
14	Big Engine				7.93
15	Pylon				10.18
16	Inside Sam's				21.44
17	Roadside				8.38
18	West Field				7.22
19	Bridge				5.82
20	Toms	LL253015	5.88	14.53	5.72
21	Riddles	LL266888	5.32	13.15	10.22
22	Tunnel Bank 5				11.49
23	Tunnel Bank 6				
24	Tunnel Bank 7				12.18
25	Tunnel Bank 8				12.18
26	Tunnel Bank 9	LL153431	131.16	324.1	9.4
27	Tunnel Bank 10				10.79
28	Tunnel Bank 11				10.62
29	Tunnel Bank 12				10.68
30	Tunnel Bank 13				10.36
31	Tunnel Bank 14				10.54
32	Tunnel Bank 15				5.3
33	Tunnel Bank 16				15.59
34	Wades 1				5.98
35	Wades 2				4.41
36	Wades 3				5.79
37	Wades 4				6.4
38	Wades 5	LL280371	53.76	132.83	6.14
39	Wades 6				6.09
40	Wades 7				5.83
41	Wades 8				5.91
42	Wades 9				7
43	Wades 13	LL168652	18.04	44.58	5.1
44	Wades 30				12.72
	TOTAL		398.27	984.14	393.89
LOT 2					
1	Tunnel Bank 2				8.17
2	Tunnel Bank 3	LL153431	21.28	52.58	6.35
3	Tunnel Bank 4				6.7
	TOTAL		21.28	52.58	21.22

Crop [Hectares]	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
Leeks	34	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Potatoes	30	0	0	33	54	51	58	57	49	50	46	42	41	32	44	46	37	41	35	38	34	35	31	35	33	36	25	17
Carrots	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	36	42	30	16	34	30	39	29	24	13	19	11
Pickling onions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	36
Beetroot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	12	0
Swede	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Cauliflower	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	62	40	84	109	68
Vining Peas	0	0	0	0	0	37	60	61	58	58	52	57	55	57	56	43	49	0	21	0	18	54	0	0	0	0	0	0
Spring Greens	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.23	0	0
Sugar beet	68	76	60	62	70	66	52	58	61	44	49	66	54	63	54	43	56	54	49	44	44	45	44	41	53	56	45	65
Winter wheat	180	130	216	140	198	107	202	186	185	199	216	199	205	188	180	149	197	218	176	171	158	141	103	82	82	46	52	10
Spring wheat	0	38	0	54	0	81	0	0	0	0	0	0	0	0	27	52	0	0	0	0	0	0	0	0	22	11	0	37
Winter oats	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0
Spring Oats	47	21	65	63	46	60	44	54	62	64	52	51	60	76	54	41	40	0	0	0	0	0	0	0	0	0	0	0
Oil seed rape	57	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring beans	0	66	74	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dried peas	0	0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	61	38	54	35	0	54	51	48	55	50	55
Pasture	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	24	32	50	25	41	39	9	0	9
N/A	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	15	69	59	59	64	75	75	65	75	106
Fallow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	8	0

Back Cropping

The farms have grown a wide range of vegetable, root and arable crops during the ownership of the current owners. The table above shows these crops in the left hand column and the areas in hectares of each crop grown per year between 1998 and 2025.

The range of high value and other crops being grown on the farms is an indicator of the flexibility of the soils combined with the availability of irrigation.

A full schedule of back cropping for individual fields from which the summary above is derived, is available in the farm data room.

Soil Association - Adventurers' 2 1024b

A deep loamy peat soil over variable subsoils, usually sandy, sometimes gravelly.

Typical cropping includes cereals, potatoes, sugar beet and field vegetables in the Fens. Organic matter is usually >35% and the soil type has a low susceptibility to compaction.

Soil Association - Downholland 1 851a

Deep stoneless silty clay soils, calcareous in places.

Typical cropping includes cereals, sugar beet, potatoes and field vegetables in the Fens. Organic matter is usually 20% to 25% and the soil type has a low susceptibility to compaction.

Soil Association - Badsey 2 511i

Well drained calcareous fine loamy clay soils over limestone gravel.

Typical cropping includes cereals, sugar beet, potatoes and field vegetables in the Fens. Organic matter is usually 2.6% to 6% and the soil type has a low susceptibility to compaction.

Soil health*

Phosphorus [P]: 3.1

Potassium [K]: 3.2

pH: 6.5

PCN: 12.3 eggs/gram

Soil association information

The Soil Site Report from which this data is taken was provided by Cranfield Environment and Agrifood - a full copy of the report is available in the farm data room.



Water Abstraction and Irrigation System

The farms have the benefit of two abstraction licences as follows:

AN/031/0014/0032

Quantity - 16,000 cu/m PA

Acre/inches - 155" PA

Period - April to October inclusive

Source - River Glen

Purpose - spray irrigation

Methodology - water is released, via a sluice from the River Glen, into the farm's surface drains from where it is abstracted at the relevant location for the crop.

AN/031/0014/033

Quantity - 100,742 cu/m PA

Acre inches - 1,096" PA

Period - April to October inclusive

Source - Bourne South Fen and Tunnel Bank Drains

Purpose - spray irrigation

Methodology - water is stockpiled in the farm's surface drains from where it is abstracted at the relevant location for the crop.

A plan showing the key elements of the system and how it operates is in the farm data room.

South Fen Farm Yard

Location - [/// painter.lunch.hiring](#)

Buildings


Grain stores x 2 - 1,250t ea. | Machinery store - 1,157sq/m [combined]

Workshop - 255sq/m

Open fronted lean-to - 147sq/m

Extensive concrete yard and aprons - access direct to the highway

Services - Single & 3-phase electricity | mains water | water from private borehole on neighbouring land

Click  on the photo to see inside the buildings.

More detailed information is available in the farm data room.



Tunnel Bank Farm Yard

Location - /// worms.fairway.spurred

Buildings

Grain store - 1,000t - 456 sq/m - diesel powered fan

Tin Dutch barn

Concrete yard and aprons [part] with hardcore areas

Services - mains water to yard but not used.

More detailed information is available in the farm data room.



Wades Farm Yard

Location - trucks.workroom.watch

Buildings

Refrigerated store/Machinery shed - 550t / 669 sq/m

[Potato boxes available by separate negotiation]

Workshop - 187sq/m

Open fronted general purpose shed - 600 sq/m

Services - single and 3-phase electricity | mains water

Click  on the photo to see inside refrigerated store..

More detailed information is available in the farm data room.

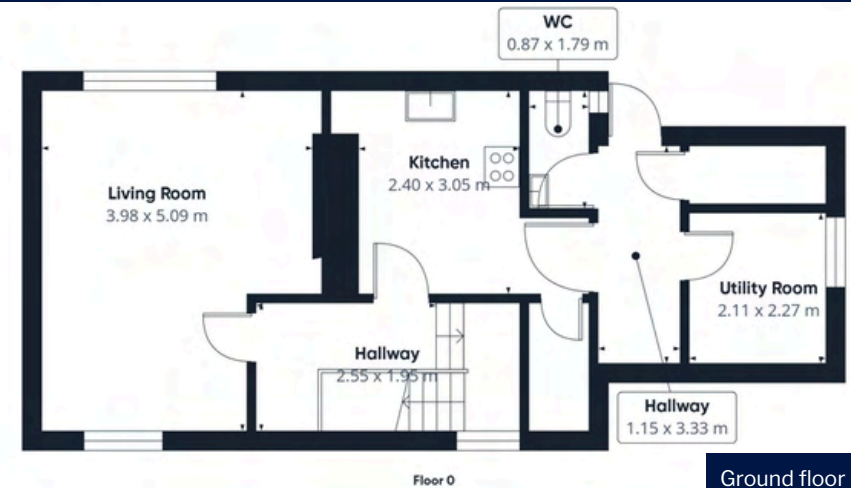
Wades Farm Yard



No. 1 Tunnel Bank Farm

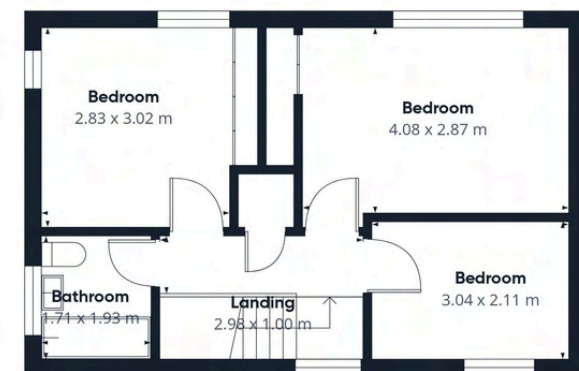
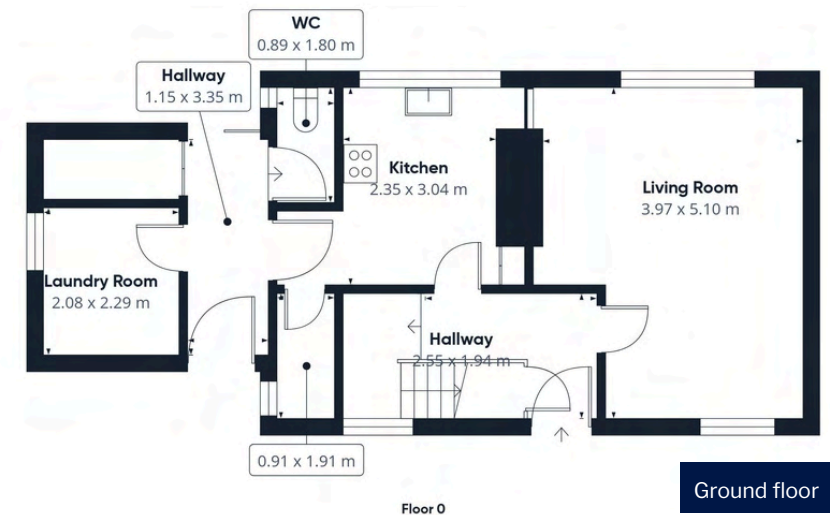
- Assured Shorthold Tenancy – commenced 1 December 2018
- Term – periodic
- Rent - £750 per month
- Council Tax Band – A
- Services - mains water/electricity | oil central heating | private drainage
- EPC – E

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



No. 2 Tunnel Bank Farm

- Rent Act 1977 secure tenancy
- Term – periodic
- Rent - £151.67 per month
- Council Tax Band – A
- Services - mains water/electricity | heating - TBC | private drainage
- EPC – TBC

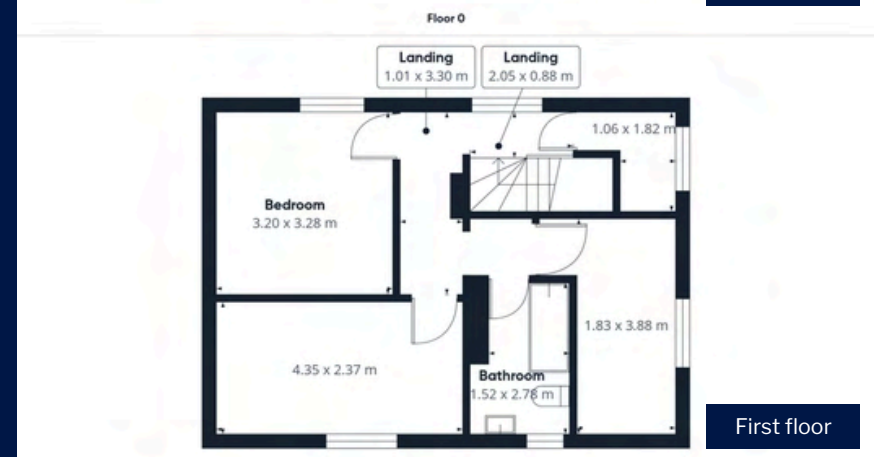
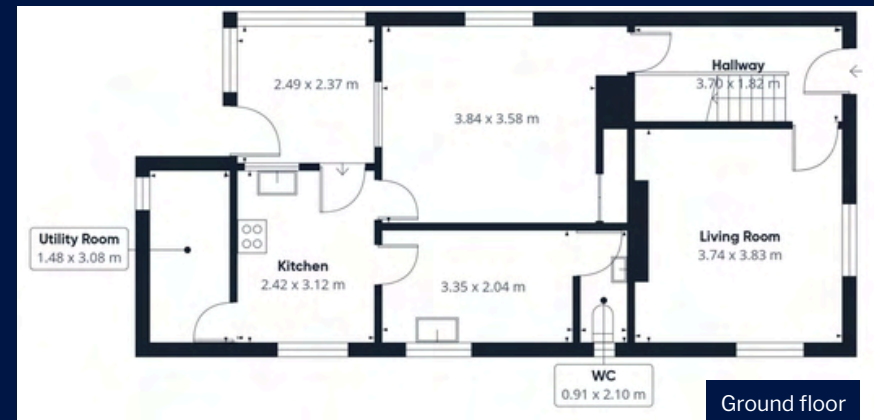




No. 3 Tunnel Bank Farm

- Assured Shorthold Tenancy – commenced 25 September 2021
- Term – periodic
- Rent - £775 per month
- Council Tax – Band B
- Services - mains water/electricity | oil central heating | private drainage
- EPC – E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



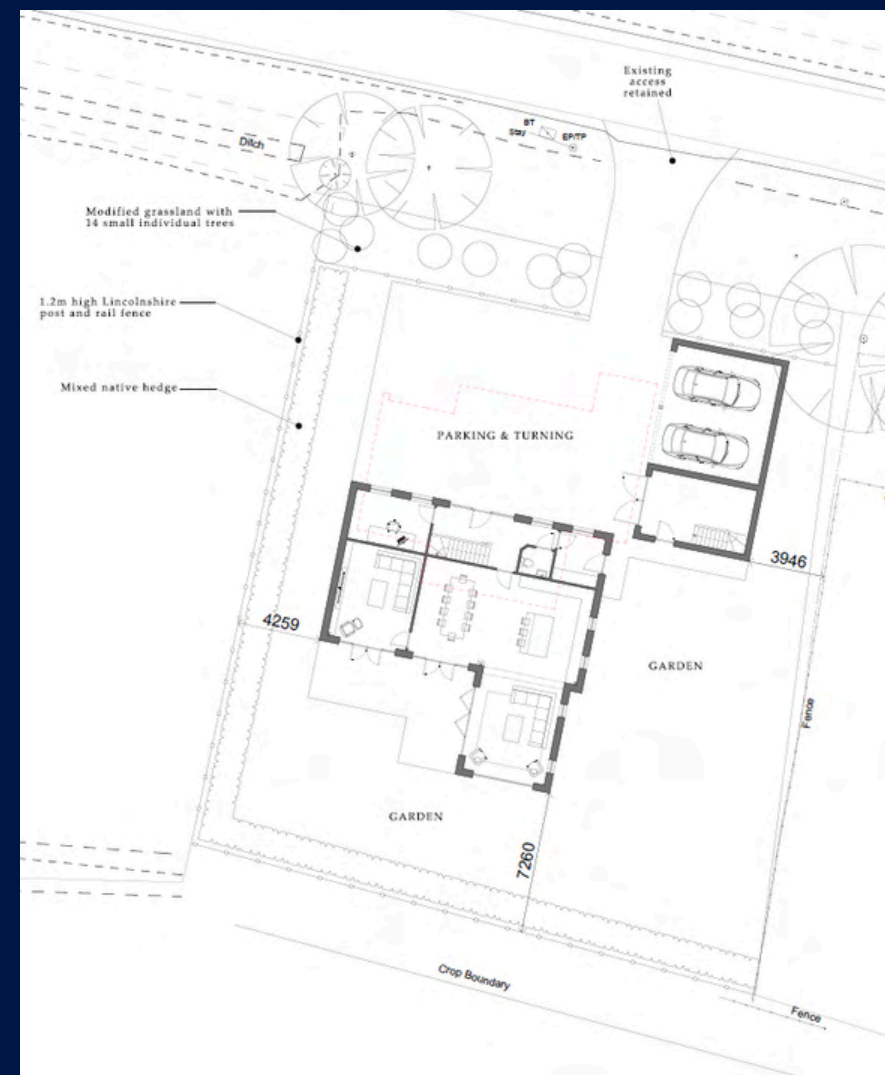
No. 14 South Fen Farm

Replacement dwelling opportunity

Existing planning consent granted for replacement dwelling - S20/0577
Decision notice dated 08/24/2020 - consent for single storey bungalow.

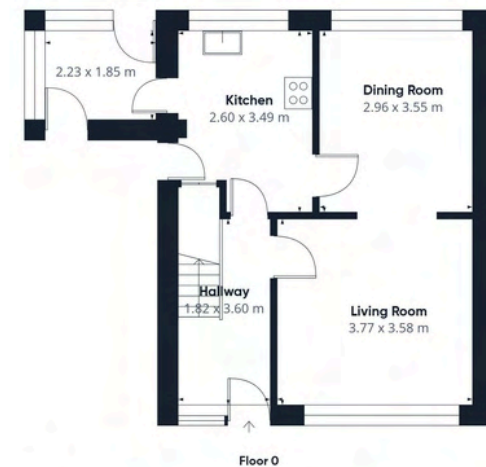
Revised application made 21.05.25 for 4 bedroomed, two storey house -
decision awaited.

Further details are available in the farm data room.

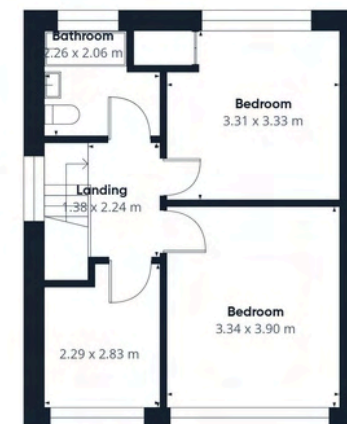


No. 16 South Fen Farm

- Assured Shorthold Tenancy – Commenced (July 2022)
- Term – periodic
- Rent - £750 per month
- Council Tax Band – A
- Services - mains water/electricity | heating - TBC | private drainage
- EPC – TBC



Ground floor

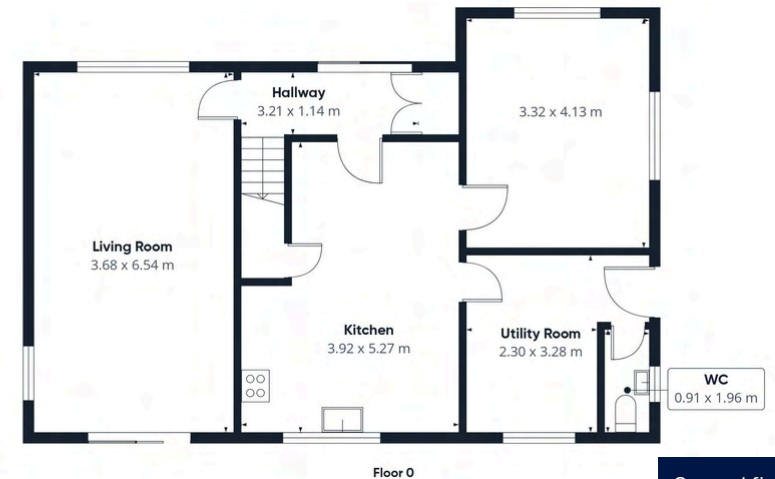


First floor

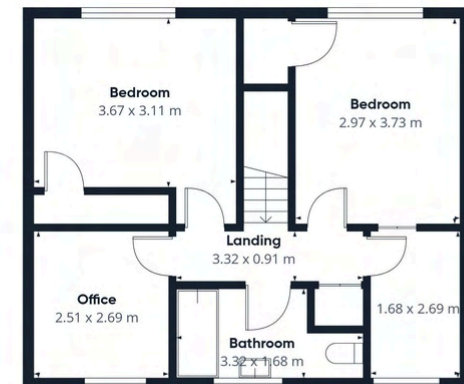
No. 18 South Fen Farm

- Assured Shorthold Tenancy – commenced 22 April 2024
- Term – periodic
- Rent - £950 per month
- Council Tax Band – B
- Services - mains water/electricity | heating - TBC | private drainage
- EPC – D

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground floor



First floor



Class Q - Tunnel Bank Farm Yard

Consent Granted - South Fen Farm

Development Opportunities

Class Q - South Fen Farm

Class Q - Wades Farm Yard

Class Q - South Fen Farm

Lot 2 - Commercial Development

General Information

The contents of this section applies to both lots, unless the text specifically refers to an individual lot.

Lotting

The overall area is for sale in two lots. These are shown on the farm plan.

Lot 1 - Comprises c. 398.33 hectares [984.29 acres] including Grade 2 arable land, Tunnel Bank Farmyard, Wades Farmyard, South Fen Farmyard, 1-3 Tunnel Bank residential properties, and 14-18 South Fen Road residential properties, shown shaded blue on the sale plan.

Lot 2 - Extending to approximately 21.22 hectares [52.44 acres] of Grade 2 arable land, adjacent to Bourne's existing commercial areas, shown shaded pink on the sale plan.

Bids for the whole should be split between Lots 1 and 2.

Contracts and Quotas

Sugar beet has been grown on the farm for many years - the current contract is 3,000 tonnes PA. Purchasers should make their own enquiries to British Sugar.

Sporting

All sporting rights are included in the sale of the farms. A very successful wild shoot has been run on the farm for many years.

BPS | Entitlements

No right to any payments are included in the sale of the farms.

Development Overage

Lot 1 is being sold subject to a development overage for any renewable energy development of 30% for 50 years.

Lot 2 is being sold subject to a development overage for any commercial or residential development, including renewables energy development, of 30% for 50 years.

Easements, Wayleaves and Rights of Way

The land is sold with the benefit of and subject to all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these particulars.

Annual Wayleave payments total to £685.64. Please see copies of the Payments Advice's received for 2025 in the farm data room, along with copies of the Wayleaves agreements and the corresponding plans.

Drainage Rates

Rates are payable to the Welland & Deepings Drainage Board which for the 12 month period ending 31.03.26 are £9.47/acre.

Access

The property is accessed via Lincolnshire County Council adopted highways or from internal farm tracks which form part of the property, and if not forming part of the property legal rights are in place over neighbouring farm tracks.

Soil Health Information*

The soil information provided is based on testing carried out in preceding years - the averages stated are weighted across the farms. Details are available in the farm data room.

Land Drainage

All fields have under field drainage, plans are available in the farm data room. In Winter 2024 much of the drainage system was drain jetted.

Public Rights of Way

There are no footpaths, bridleways, nor rights of way crossing the farm.

Nitrate Vulnerable Zone

All the fields are within an NVZ - Surface Water S378 - Glen NVZ [NVZ ID Number: G80].

Countryside Stewardship Scheme

Part of the property is subject to a Countryside Stewardship Scheme [Mid-Tier] Agreement [1649327] which is in place until 31/12/2028. This will be transferred to the purchaser upon completion. Please see the farm data room for a copy of the agreement.

Sustainable Farm Incentive [SFI] Scheme

There is an SFI agreement currently in place for part of the property. This will be withdrawn prior to completion of the sale.

Tenure and Possession

The property is offered for sale freehold with vacant possession subject to the following holdover requirements and agreements:

Leeks grown on cropping licence by Staples to 31.03.26 on field numbers 9 [Blackhouse/14 Acre], 32 [Tunnel Bank 12], and 46 [Wades 13].

Potatoes grown on cropping licence by WD Branton to 31.10.25 on field number 29 [Tunnel Bank 9] & field number 5 [48 Acre].

The harvest of sugar beet until 31.12.25

The yards and storage buildings until crop outload is completed to 30.06.26.

Residential Properties – please see the PDF document in the farm data room outlining the letting status of all residential properties.

Tenant Right

Dependent on the date of completion, the Seller is prepared to crop the property for harvest 2026 within the rules of good husbandry. The cost of which to be reimbursed by the incoming purchaser, or their tenant, based on actual costs of inputs and the establishment charges based on CAAV costings to establish and manage the crop to the date of completion, plus VAT as applicable – more details available from the seller's agents.

FBT / Rental Offer

If the purchaser requires a Tenant to farm the property on their behalf, the seller is prepared to negotiate the terms of an FBT.

Mines & Minerals

The land registered under HMLR Title Number LL121258 [Field No.1] includes a provision that states mines and minerals are excepted on the enfranchisement thereof.

Utilities & Services

There is a water pipe that is connected to the mains water supply at Tunnel Bank, which then distributes water to 14-18 South Fen Road, as well as the farmyard, via an underground pipe along the south side of the farm track. Please see the farm data room for a plan.

Tunnel Bank Farmyard

The farmyard benefits from a water supply, although no water infrastructure has been put in place from the water supply point. There is no electricity supply. The grain store drying fan is powered by a diesel powered fan which in turns serves the central drying tunnel.

Wades Farmyard

The farmyard benefits from single and three phase electricity and mains water.

South Fen Farmyard

The farmyard benefits from single and three phase electricity and mains water.

There are three raised steel diesel tanks at South Fen Farmyard, two of which are still in use.

The two fan houses at South Fen Farmyard, which serve the Grain Stores, are electric powered.

The land registered under HMLR Title Number LL153432 has the benefit of a water supply which originates from a borehole located on neighbouring property, a legal easement is in place for the benefit of the property. It is believed that the only property that now uses this water supply is South Fen Farmyard. Please see a copy of the Legal Easement in place in the farm data room.

Rights

The land registered under HMLR Title Numbers LL153431 & LL153432 are subject to rights of way for the benefit of neighbouring property.

The land registered under HMLR Title Number LL168652 is subject to, and has the benefit of, mutual rights of way over neighbouring property.

Further details are available in the farm data room.

Rent Charges

The land registered under HMLR Title Number LL153431 and LL153432 is subject to a yearly rent charge of £38 payable to the Fund of the Permanent Estates of the Bishopric of Peterborough.

The land registered under HMLR Title Number LL153431 and LL153432 is subject to a yearly rent charge of £60 created by the Bourn Eau Navigation Act 1781.

Value Added Tax

If the sale of the land, or any associated rights become a chargeable supply in the context of VAT legislation, VAT will be payable by the purchaser[s] at the prevailing rate, in addition to the purchase price.

Location

What3Words - /// cools.hopping.skill

Plans Areas and Schedules

The property comprises multiple Land Registry titles.

The areas referred to in these particulars are derived from the measured areas of the constituent Title parts as downloaded into the Land App and, the unregistered areas based on the deeds, transferred onto and measured in, the Land App. These are shown in the column labelled HMLR Title areas in the land schedule for each field. The LPIS areas on the land schedule are based on RPA data. They are provided for illustrative purposes only.

Boundaries

It will be assumed that the purchaser has full knowledge of all of the boundaries; neither the seller nor their Agent will be responsible for confirming any boundaries or the ownership thereof.

Method of Sale / Legal Process

The Farms areas offered for sale in two lots by private treaty. It is likely, but not certain, that best bids will be requested as part of the sale process, so if you are interested in making an offer, please make sure that you make this known to the selling agents.

Following acceptance of an offer, the purchaser will be expected to exchange contracts within 10 weeks of the agreement of Heads of Terms. Completion will be either concurrent with exchange or by agreement thereafter.

Anti - Money Laundering

In accordance with Anti - Money Laundering Regulations, the source of funding and identification will need to be provided by the successful buyer.

Viewing

Viewing will be strictly by appointment with the selling agent. Please contact the office to arrange a viewing.

Selling Agent [sole]

Hub Rural Ltd, The Crew Yard Pickwell House, Hogs Gate, Moulton, Spalding, Lincolnshire, PE12 6QH.
T: 01406 370035 | hub@hubrural.co.uk

Important Notices

Hub Rural Ltd for themselves and for the Vendors or Lessors of this Property gives 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.

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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.

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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. Any person inspecting the property does so entirely at their own risk.

6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single/Basic Payment Scheme eligibility of any land being sold or leased.

8. Floor plans - calculations reference the RICS IPMS standard. Measurements are approximate and not to scale, and are intended for illustration only.

9. These Particulars were prepared in July 2025.

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These particulars are intended to be printed on A4 paper, landscape orientation. If you would like us to send you a printed copy, please contact the office.

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