



Land at Herne Farm

Oundle, Peterborough, Northamptonshire

A mixed block of arable and pasture on the edge of the popular market town of Oundle.

Oundle: 1 mile, Thrapston: 10 miles, Corby: 12 miles, Peterborough: 14 miles

Grade 2 arable | Productive grassland | River frontage | Direct access to A605 which runs between A1 & A14

For sale as a whole or in up to five Lots.



137 ACRES



FREEHOLD



£1,120,000

Situation

The Land at Herne Farm is situated east of Oundle and is between the A605 road and the River Nene in the north of Northamptonshire. Oundle is an attractive market town, benefiting from a range of services including schools, supermarkets and a variety of pubs, restaurants and cafes.

In close proximity are Corby and Peterborough which benefit from excellent train connections (Corby-London St Pancras 1hr11 and Peterborough-Kings Cross 47 minutes).

Land at Herne Farm

The land at Herne Farm The land is accessed directly from the A605 and internally the parcels can be accessed from a shared right of way over a wide track.

The land is a combination of productive arable land and permanent pasture. In total the land is approximately 137.96 acres.

Lots

The land is available as a whole or in up to 5 lots.

Lot 1 - 57.01 acres (23.09 ha) permanent pasture and river frontage

Lot 2 - 59.14 acres (23.94 ha) Grade 2 arable land

Lot 3 - 5.67 acres (2.29 ha) Grade 2 arable land and woodland

Lot 4 - 3.95 acres (1.60 ha) permanent pasture

Lot 5 - 12.19 acres (4.94 ha) permanent pasture and river frontage





Lot 1
57.01 acres (23.09 ha)
Guide price £400,000

The farmland in Lot 1 comprises of a number of parcels of permanent pasture (approximately 55.85 acres) with a small block of woodland (approximately 0.13 acres). The parcels are divided by hedgerows and ditches (approximately 1.03 acres). Access can be gained directly off the A605 and through internal farm gates in the lot. Further access can be gained from a shared right of way across a bridleway.

The land is classified as Grade 2 according to the Agricultural Land Classification of England & Wales. The soil type is classified as the Sutton 1 series, which is described as well drained fine and coarse loamy soils, and according to the Soil Survey of England and Wales soils in this series are suitable for cereals, potatoes and some field vegetables.

Lot 2
59.14 acres (23.94 ha)
Guide price £500,000

The farmland in Lot 2 comprises of three parcels

of arable land (approximately 59.04 acres) with woodland (approximately 0.08 acres). The parcels are divided by hedgerows and ditches. Lot 2 can be accessed from a shared right of way across a bridleway which adjoins the A605.

The land is classified as Grade 2 according to the Agricultural Land Classification of England & Wales. The soil type is classified as the Sutton 1 series, which is described as well drained fine and coarse loamy soils, and according to the Soil Survey of England and Wales soils in this series are suitable for cereals, potatoes and some field vegetables.

Lot 3
5.67 acres (2.29 ha)
Guide price £60,000

The farmland in Lot 3 comprises one parcel of arable land (5.12 acres) and a patch of woodland (approximately 0.55 acres). Access can be gained from a shared right of way across a bridleway which adjoins the A605.

The land is classified as Grade 2 according to the Agricultural Land Classification of England & Wales. The soil type is classified as the Sutton 1 series, which is described as well drained fine and coarse loamy soils, and according to the Soil Survey of England and Wales soils in this series are suitable for cereals, potatoes and some field vegetables.

Lot 4
3.95 acres (1.60 ha)
Guide price £50,000

The farmland in Lot 4 is a single parcel of permanent pasture (approximately 3.95 acres). Access can be gained from a shared right of way across a bridleway which adjoins the A605.

The land is classified as Grade 2 according to the Agricultural Land Classification of England & Wales. The soil type is classified as the Sutton 1 series, which is described as well drained fine and coarse loamy soils, and according to the Soil Survey of England and Wales soils in this series are suitable for cereals, potatoes and some field vegetables.

Lot 5
12.19 acres (4.94 ha)
Guide price £110,000

The farmland in Lot 5 is split into two parcels of permanent pasture (approximately 12.03 acres) and is divided by hedgerows and ditches (approximately 0.16 acres). Access can be gained from a shared right of way across a bridleway which adjoins the A605.

The land is classified as Grade 2 according to the Agricultural Land Classification of England & Wales. The soil type is classified as the Sutton 1 series, which is described as well drained fine and coarse loamy soils, and according to the Soil Survey of England and Wales soils in this series are suitable for cereals, potatoes and some field vegetables.

Cropping schedule

The cropping schedule for past five years is as follows:

Lot 4



Lot no.	Parcel	2025	2024	2023	2022	2021
2	0287	Winter Wheat & AB1	Oilseed Rape & AB1	Winter Barley & SW1	Winter Wheat & SW1	Oilseed Rape & SW1
2	0553	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Oilseed Rape
2	2423	Winter Wheat, AB15 & AB9	Oilseed Rape, AB15 & AB9	Winter Barley, AB15 & AB9	Winter Wheat, AB15, AB9 & SW1	Oilseed Rape, AB15, AB9 & SW1
3	9515	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Oilseed Rape

Land at Herne Farm, Oundle



Lot Key

- 1 Lot 1 (23.09 ha / 57.01 ac)
- 2 Lot 2 (23.94 ha / 59.14 ac)
- 3 Lot 3 (2.29 ha / 5.67 ac)
- 4 Lot 4 (1.60 ha / 3.95 ac)
- 5 Lot 5 (4.94 ha / 12.19 ac)

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General

Method of sale: The Land at Herne Farm is offered for sale as a whole or in up to five lots, by private treaty.

Tenure: The property is sold subject to all existing licenses and agreements. Further details are available from the vendor's agent.

Services: There are no mains services connected to the property.

Overage: The land is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. If development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations then this will be a trigger event for overage. This overage will be effective for 25 years from the date of completion of the sale and will be payable on the implementation of planning permission or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 25% of the increase in value resulting from that consent.

Schemes: The majority of the land is entered into a Mid-Tier Countryside Stewardship scheme with effect from 1st January 2023, for a five year term which is due to expire on 31st December 2027. The options include; nectar flower mix, legume fallow, winter bird food, management of hedgerows and low input grassland.

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any Countryside Stewardship payments payable up to completion. Further details are available from the vendor's agent. The land is also entered into a Sustainable Farming Incentive agreement, which is not transferable on the sale.



Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Local Authority: North Northamptonshire Council.

Holdover: Holdover is reserved to permit the harvesting of all growing crops in Lots 2 & 3.

Ingoing valuation: In addition to the purchase price the purchaser will be required to pay for:-

Growing crops and all beneficial cultivations, sub soiling, moling and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost; All seeds, sprays, fertilisers, fuel, oil and other consumables in store at invoice cost. Enhancement of £30/ acre/ month from the date of establishment to completion. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

Early Entry: Early Entry may be permitted on to fields that have been harvested at the purchasers own risk following exchange of contracts. Further details are available from the vendor's agent(s).

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Designations: The Farm is in a Nitrate Vulnerable Zone (NVZ).

Drainage Rates: These are charged by the Environment Agency.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including farm machinery, are specifically excluded from the sale.

Guide Price: £1,120,000 for the whole property.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Lot 3





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Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are two public footpaths over Lot 1 and one public footpath over Lot 5. Further details are available from the vendor's agent.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Spratt Endicott, 52-54 The Green, Banbury

Postcode: PE8 4DN

What3words for access points:

Lot 1: [///drip.jobs.yesterday](#)

Lot 2: [///performed.regret.shaver](#)

Lot 3a: [///dorm.marsh.releases](#)

Lot 3b: [///headlight.builder.quaking](#)

Lot 3c: [///gateway.stupidly.loyal](#)

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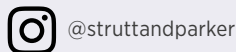
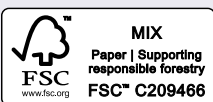
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