

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



137 ACRES



FREEHOLD



GUIDE PRICE
£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 (55.86 ha).

The arable land is split into four parcels and totals approximately 64.16 acres (25.97 ha) and sits closest to the A605. The permanent pasture is split into ten parcels and totals approximately 71.83 acres (29.07 ha) and mostly runs alongside the River Nene. The remainder is made up of woodland, river frontage, ponds and ditches of approximately 1.97 acres (0.80 ha).

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 schedules

The cropping schedule for past five years is as follows:

Parcel	2025	2024	2023	2022	2021
0287	Winter Wheat & AB1	Oilseed Rape & AB1	Winter Barley & SW1	Winter Wheat & SW1	Oilseed Rape & SW1
0553	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Oilseed Rape
2423	Winter Wheat, AB15 & AB9	Oilseed Rape AB15 & AB9	Winter Barley, AB15 & AB9	Winter Wheat, AB15, AB9 & SW1	Oilseed Rape, AB11, AB15, AB9 & SW1
9515	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Oilseed Rape



General

Method of sale: The Land at Herne Farm is offered for sale as a whole, by private treaty. Subject to the licenses and agreements outlined below. Further details are available from the vendor’s agent.

Property	Agreement	Vacant Possession Available
Pasture	Grazing Licence	31st October 2025
Arable	Contract Farming Agreement	31st August 2025
Fishing	Licence	Assumed 1 months' notice

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

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 the land. Further details are available from the vendor’s agent.

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.

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

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.

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.

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.



