



Hall Marsh Farm

Long Sutton, Lincolnshire

Carter Jonas



# Hall Marsh Farm Long Sutton Spalding Lincolnshire PE12 9LF

## Farmland and buildings in a strategic location.

Hall Marsh Farm provides an excellent opportunity to acquire Grade 1 arable land together with a set of farm buildings on the eastern edge of Long Sutton. Strategically located, the Property has scope for longer term residential and commercial development (STPP).

In all extending to 131.03 acres (53.03 ha)

For sale by private treaty as a whole or in up to 4 Lots.

Carter Jonas



**Property**

Hall Marsh Farm extends to approximately 131.03 acres (53.03 ha) in total, with a pair of agricultural barns offering potential for conversion (subject to planning permission (STPP)).

Hall Marsh Farm is situated in a strategic location, offering potential longer term residential and commercial opportunities to investors.

The soils comprise Soilscape 21 which is described as loamy and clayey with naturally high groundwater. The lighter soils are highly productive and support the growing of a wide range of both combinable and root crops.

The Property is available for sale in 4 Lots:

**Lot 1:** 107.20 acres (43.38 ha) of productive Grade 1 arable land which is divided into five parcels, separated by a mixture of trees, hedgerows and drainage ditches.

**Lot 2:** 16.83 acres (6.81 ha) of productive Grade 1 arable land bordered by Long Sutton village to the south-west and a solar farm to the north-west. There is a substantial concrete pad situated towards the north-western corner of the Lot, which provides a useful base for agricultural operations.

**Lot 3:** 1.25 acres (0.51 ha) of grassland with a pair of agricultural buildings. Building 1 comprises a steel portal-frame, with sheet metal walls and roofing, extending to approximately 2,607 sq ft (242 sqm). Building 2 is brick-built



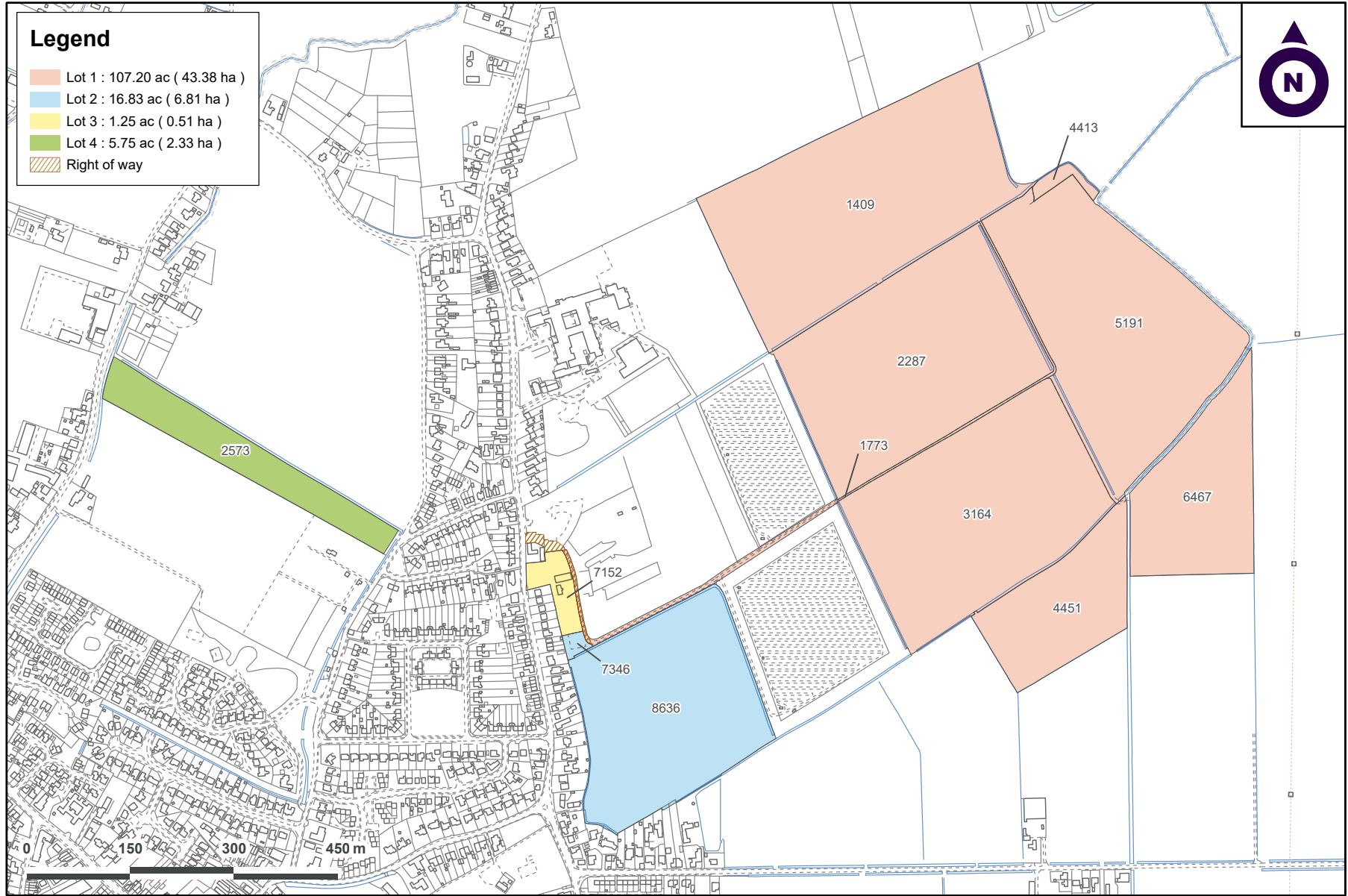
with corrugated roofing, extending to approximately 985 sqft (91 sqm). This is an opportunity to acquire two potential residential conversions (STPP) with direct access off the adopted highway.

**Lot 4:** 5.75 acres (2.33 ha) of productive Grade 1 arable land with direct road access. This Lot offers potential for equestrian use or continued arable farming. Lot 4 is being sold subject to a Farm Business Tenancy, with Vacant Possession to be achieved by 31 October 2025 or sooner by agreement.

**Location**

Long Sutton is located 12 miles north-west of King's Lynn and 8.5 miles north of Wisbech, both of which offer a wide range of services and amenities. The surrounding areas are accessible via the A17 and A1101. Spalding Station offers direct rail links to Peterborough in under 30 minutes.





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**Cropping History**

Field No.	Acres	Hectares	2020	2021	2022	2023	2024	2025
8636	16.41	6.64	Onions	Winter Wheat	Winter Wheat	WW3	Clover	Potatoes
4451	7.91	3.20	-	Winter Wheat	Winter Wheat	Onions	Winter Wheat	Mustard
6467	9.32	3.77	Potatoes	Winter Wheat	Winter Wheat	Onions	Winter Wheat	Mustard
2287	20.76	8.40	Winter Wheat	Kale	Winter Wheat	Onions	Winter Wheat	Winter Wheat
3164	20.48	8.29	Clover	Potatoes	Winter Wheat	Winter Wheat	Mustard	Winter Wheat
5191	21.92	8.87	Winter Wheat	Onions	Winter Wheat	Mustard	Winter Wheat	Clover
1409	23.38	9.46	Winter Wheat	Onions	Winter Wheat	Clover	Potatoes	Winter Wheat
2573	5.75	2.33	Winter Wheat	Winter Wheat	Winter Wheat	Potatoes	Spring Barley	-







Method of Sale

The Property is offered for sale by private treaty as a whole or in 4 Lots.

Tenure & Possession

**Lots 1, 2 & 3:** Vacant Possession will be achieved in Autumn 2024 upon completion of the harvest.

**Lot 4:** Vacant Possession to be achieved by 31 October 2025 or sooner by agreement.

Access

**Lot 1:** Benefits from a right of way over land held in third-party ownership, shaded brown on the sale plan.

**Lot 2:** Benefits from a right of way over land held in third-party ownership and over the primary farm access track (included in Lot 1), shaded brown on the sale plan.

**Lot 3:** Accessed directly from the adopted highway. Additionally, Lot 3 benefits from a right of way over land held in third-party ownership, shaded brown on the sale plan.

**Lot 4:** Accessed directly from the adopted highway.

Planning

Alternative uses and development of the Property will be subject to achieving the necessary planning permissions.

Overage

Lots 2, 3 & 4 are subject to an overage of 30% for a term of 15 years to be payable on the earlier of (a) the implementation of planning permission (or deemed planning permission) or permitted development rights for any development other than agricultural use or (b) the disposal of these areas with the benefit of any such planning permission.

Environmental Schemes

The Property is not entered into any Environmental Schemes.

Wayleaves, Easements, Covenants & Rights of Way

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

A public footpath crosses part of Lots 1 & 2.

Sporting, Timber & Mineral Rights

To be included in the sale.

Services

Lot 3 benefits from mains water and mains electricity supplies.

Holdover

**Lots 1 & 2:** The Vendor will holdover until the completion of the harvest in Autumn 2024.

Data Room

Please contact either Jack Royall or Lucinda Sawhney of Birketts LLP to gain access to the data room (contact details outlined below)

Solicitors: Birketts LLP

Jack Royall: 01603 756487 jack-royall@birketts.co.uk

Lucinda Sawhney: 01603 542759 lucinda-sawhney@birketts.co.uk

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the Vendor takes responsibility.

Local Authority

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

Viewings

Viewings of the Property are strictly by appointment only.

Directions

From A17 eastbound: at the roundabout, take the first exit onto Wisbech Road. Turn left onto the B1359 before taking the first right turning turn onto Roman Bank. Continue for 1.20 km and the entrance to the Property will be on the right-hand-side.



**Lot 1:** ///erupt.hill.modes  
**Lot 2:** ///beams.repaid.distanced  
**Lot 3:** ///stage.state.sapping  
**Lot 4:** ///travel.informer.mops

**Access (Lots 1, 2 & 3):**  
///betrayed.nourished.fingertip  
**Access (Lot 3):**  
///sprouted.woods.proof  
**Access (Lot 4):**  
///impact.amount.openly





## Cambridge

01223 346600 | [jamie.elbourn@carterjonas.co.uk](mailto:jamie.elbourn@carterjonas.co.uk)  
 01223 346600 | [jasmine.holland@carterjonas.co.uk](mailto:jasmine.holland@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

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