



Lot 1

Lot 2

Lot 2

Lot 3

Lot 4

Lot 5

**M A S O N S**

SINCE 1850

226.22 ACRES (91.55HA) OF PRODUCTIVE  
ARABLE LAND AT AUSTEN FEN, YARBURGH,  
LOUTH, LINCOLNSHIRE





**226.22 ACRES (91.55HA) OF PRODUCTIVE ARABLE LAND  
AT AUSTEN FEN, YARBURGH, LOUTH, LN11 ONX**

**Tender Deadline 1 pm 31<sup>st</sup> July 2026**

**Guide Price for the Whole - £1,815,000**

The land consists of approximately 226.22 acres (91.55ha) of Grade 3 productive arable land. The land is offered for sale by Informal Tender in five individual lots, or as a Whole.

**Lot 1**

**78.88 acres (31.92 hectares) of Grade 3 Bare Arable Land**

**Guide Price £630,000**

**Lot 2**

**38.04 acres (15.39 hectares) of Grade 3 Bare Arable Land**

**Guide Price - £305,000**

**Lot 3**

**29.16 acres (11.80 hectares) of Grade 3 Bare Arable Land**

**Guide Price - £235,000**

**Lot 4**

**39.14 acres (15.84 hectares) of Grade 3 Bare Arable Land**

**Guide Price - £315,000**

**Lot 5**

**41.01 acres (16.59 hectares) of Grade 3 Bare Arable Land**

**Guide Price - £330,000**

# LOT 1 - 78.88 ACRES (31.92 HECTARES) OF GRADE 3 ARABLE LAND

## Lot 1

**78.88 acres (31.92ha) of Grade 3 Arable Land**

**Guide Price - £630,000**

### Description

The soils form part of the Newchurch 2 association, consisting of deep stoneless clayey and fine loamy soils, suitable for growing a variety of cereal crops and grass leys.

The land comprises four adjacent field parcels of regular shapes but varying sizes suitable for modern farming practices.

### Back Cropping

A schedule of all current and historic past cropping has been prepared and is located towards the end of these particulars.



### Access

The two fields benefit from direct road access from Fen Lane, with an internal hardcore farm track providing access to the two fields set back from the road.

The land also has the benefit over a right of way over a green lane track to the North of field AF12. The location of the track is indicated in red on the Lotting Plan located later in these particulars.

### Overhead Electricity Wayleaves

There is a set of overhead electricity lines which cross the Northeast corner of field AF12 in a Northwest-Southeast direction.

# LOT 2 - 38.04 ACRES (15.39 HECTARES) OF GRADE 3 ARABLE LAND

## Lot 2

**38.04 acres (15.39 hectares) of Grade 3**

**Bare Arable Land**

**Guide Price - £305,000**

### Description

The soils form part of the Holderness and Newchurch 2 associations, consisting of deep stoneless clayey and fine loamy soils, suitable for growing a variety of cereal crops and grass leys.

The land comprises two field parcels adjacent to the Louth Canal.

### Access

The land is accessible via a legal right of way over a grass track owned by a third party. This track is indicated in red on the image across and other plans within these particulars.

### Back Cropping

A schedule of all current and historic past cropping has been prepared and is located towards the end of these particulars.



### Drainage Pipe Easement

There is a solid pipe managed by Lindsey Marsh Drainage Board that crosses field AF18 in an East-West direction that is used to take water to the pumping station when river water rises preventing traditional gravity methods to be used. A plan of the location of the water pipe, along with further information, is available upon request from the selling agents.

### Overhead Electricity Wayleaves

There is a set of overhead electricity lines which cross field AF17 in an East-West direction.

# LOT 3 - 29.16 ACRES (11.80 HECTARES) OF GRADE 3 ARABLE LAND

## Lot 3

**29.16 acres (11.80 hectares) of Grade 3 Bare Arable Land**

**Guide Price - £235,000**

### Description

The soils form part of the Holderness and Newchurch 2 associations, consisting of deep stoneless clayey and fine loamy soils, suitable for growing a variety of cereal crops and grass leys.

The land comprises two field parcels of regular shapes, making them suitable for modern farming practises.

### Access

The land benefits from direct road access from King Street.

### Back Cropping

A schedule of all current and historic past cropping has been prepared and is located towards the end of these particulars.



# LOT 4 - 39.14 ACRES (15.84 HECTARES) OF GRADE 3 ARABLE LAND

## Lot 4

**39.14 acres (15.84 hectares) of Grade 3**

**Bare Arable Land**

**Guide Price - £315,000**

### Description

The soils form part of the Holderness and Newchurch 2 associations, consisting of deep stoneless clayey and fine loamy soils, suitable for growing a variety of cereal crops and grass leys.

The land comprises of a single field parcel of a size suitable for modern farming practises.

### Access

The land benefits from direct road access from King Street.

### Back Cropping

A schedule of all current and historic past cropping has been prepared and is located towards the end of these particulars.

### Overhead Electricity Wayleaves

There is a set of overhead electricity lines which cross the land in an East-West direction.



### Water Main Easement

There is an Anglian Water water main that crosses the land in a North-South direction. There is an above-ground inspection chamber which indicates the pipe's location. A plan of the exact location of the water pipe, along with further information, is available upon request from the selling agents.

### Drainage Pipe Easement

There is a gravel-backfilled pipe managed by Lindsey Marsh Drainage Board that crosses field AF19 in an East-West direction that is used to take water to the pumping station when river water rises preventing traditional gravity methods from being used. Marker posts indicate the pipe's location. A plan of the location of the drainage pipe, along with further information, is available upon request from the selling agents.

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# LOT 5 - 41.01 ACRES (16.59 HECTARES) OF GRADE 3 ARABLE LAND

## Lot 5

**41.01 acres (16.59 hectares) of Grade 3 Bare Arable Land**

**Guide Price - £330,000**

### Description

The soils form part of the Holderness and Newchurch 2 associations, consisting of deep stoneless clayey and fine loamy soils, suitable for growing a variety of cereal crops and grass leys.

The land comprises of a single field parcel of a size suitable for modern farming practises.

### Access

The land benefits from direct road access from King Street.

### 3<sup>rd</sup> Party Rights

A neighbouring landowner has a right of way over the access track that runs along the eastern boundary of the field to access their land at all times and for all purposes. Further details are available from the selling agents.



### Water Main Easement

There is an Anglian Water water main that crosses the land in a North-South direction. There are two visible inspection chambers which indicate the pipes location. A plan of the location of the water pipe, along with further information is available upon request from the selling agent.

### Back Cropping

A schedule of all current and historic past cropping has been prepared and is located towards the end of these particulars.



# TERMS, CONDITIONS AND DESCRIPTIONS APPLICABLE TO ALL LOTS

## **Underdrainage**

All fields benefit from functioning underdrainage schemes. Copies of the drainage plans are available from the selling agents upon request.

## **Holdover**

The vendor reserves holdover rights to continue to grow and harvest the current growing crop until it is harvested in the summer of 2026. Possession of the land will be given to the purchaser upon the clearance of the growing crop and any baled straw.

## **Early Entry**

Early entry will be available where possible subject to the exchange of contracts having taken place and payment of a non-refundable double deposit (20%).

## **Overage Clause**

All Lots will be for sale subject to an overage clause whereby 30% of the uplift in value for any non-agricultural use is payable to the Vendors or their successors in title upon the earlier event of either the grant of planning permission, or the sale of the Land for a term of 30 years from the date of completion.

## **Wayleaves, Easements, Covenants and Rights of Way**

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.



## **Flood Risk**

Large sections of the Land, especially those closest to the Louth Canal, are located in flood zone 3 for both fluvial and sea flooding. This indicated the land has a greater than 0.5% chance of flooding from the sea and greater than 1% of fluvial flooding. At least some part of each lot is located in Flood Zone 3 for both sea and fluvial flooding.

## **Tenure**

The land is being sold freehold with vacant possession subject to the holdover rights outlined above.

## **Outgoings and Charges**

All land except a part of Lot 5 is subject to drainage rates payable to the Lindsey Marsh Drainage Board at the prevailing rate. The remaining part is subject to drainage rates payable to the Environment Agency at the prevailing rate. The purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

## **Delinked Payments**

The land is registered with the Rural Payment Agency, but the delinked payments will not be transferred to the purchaser.

### **Planning**

The property is situated within the East Lindsey LPA where the land is defined as open countryside. Any planning enquiries should be made with the LPA prior to submitting an offer.

### **Sporting & Mineral Rights**

These are included in the sale where they are owned.

### **Ingoing Valuation**

Since the vendor is reserving holdover rights, the growing crop will not be purchased by the purchaser. There will also be no ingoing valuation to pay for in terms of other acts of husbandry, UMs and/or RMs; and there will be no claim for dilapidations or any other matters.

### **Viewing**

Unaccompanied viewings are permitted during daylight hours, subject to notifying the Selling Agents at least 24 hours in advance and providing a copy of these particulars are to hand.

### **Boundaries**

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership according to the Land Registry Title Deeds is available from the Selling Agents.

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### **Environmental Land Management Schemes**

The land is not currently subject to any Environmental Land Management Schemes.

### **VAT**

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

### **Services**

None in so far as the agents are aware.

### **Vendors Solicitor**

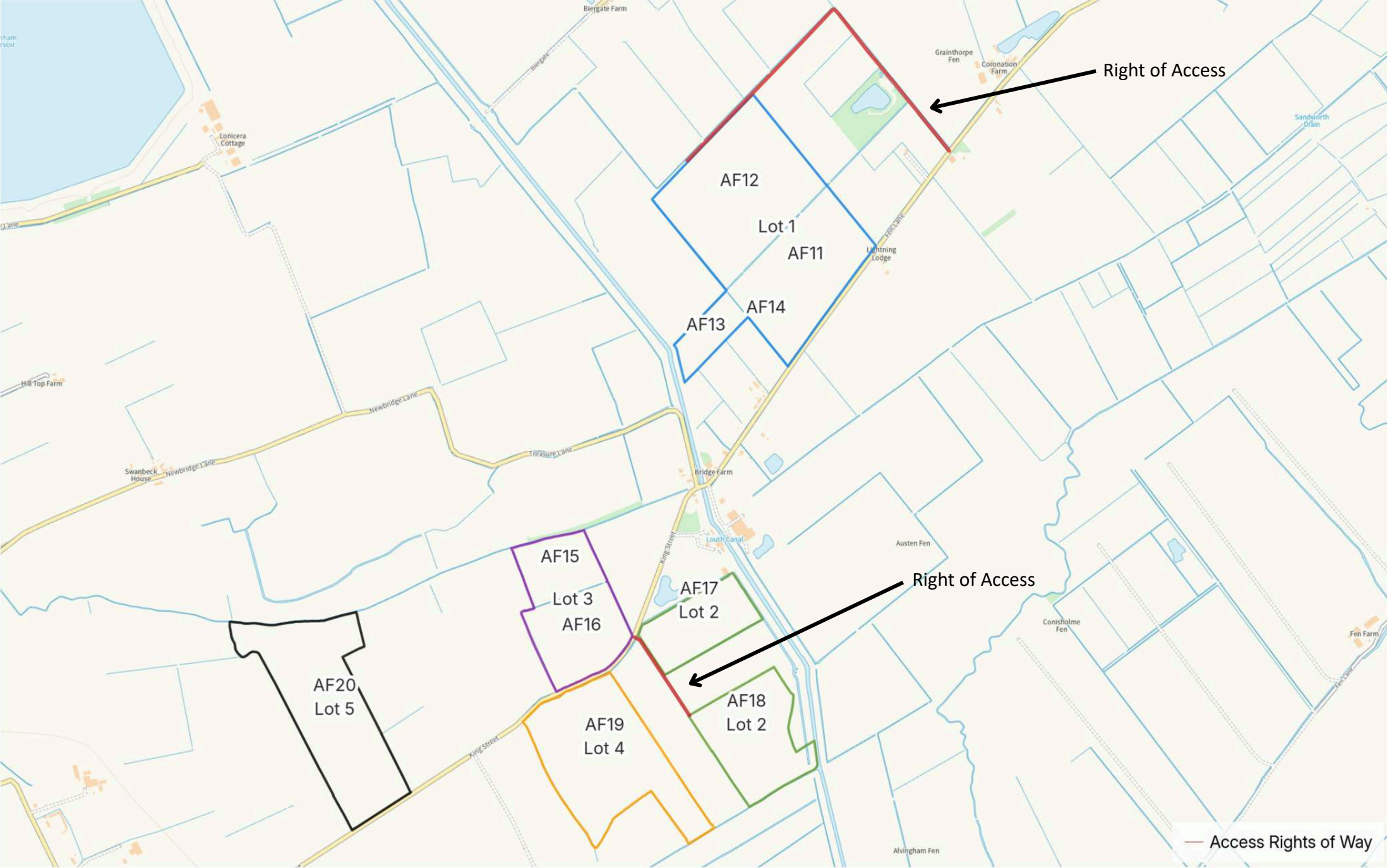
Katherine Bunting  
Chattertons Legal Services Ltd  
28 Wide Bargate  
Boston  
Lincolnshire  
PE21 6RT  
Tel. 01205 314104

The marketing photos were taken in April and May 2026, the particulars were prepared in June 2026.

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Land Schedule & Back Cropping

Lot No.	RPA Field Parcel	Field Name	Field Area		Cropping Year						
			Acres	Hectares	2025/26	2024/25	2023/24	2022/23	2021/22	2020/21	2019/2020
Lot 1	TF3795 2031	AF11	24.89	10.07	Spring Barley	Winter Wheat & Fallow	Spring Barley	Spring Oats	Winter Barley	Spring Barley	Spring Barley
		AF14	5.86	2.37	Fallow	Winter Wheat	Spring Oats	Spring Oats	Spring Oats	Fallow	Spring Barley
	TF3695 9653	AF12	41.35	16.74	Winter Barley	Winter Wheat	Spring Oats	Spring Oats	Winter Barley	Spring Barley	Spring Barley
	TF3695 8609	AF13	6.78	2.74	Winter Wheat	Winter Wheat & Fallow	Fallow	Spring Barley	Spring Oats	Spring Barley	Spring Barley
Lot 2	TF3694 8318	AF17	14.92	6.04	Spring Barley	Winter Wheat	Fallow	Spring Barley	Fallow	Fallow	Spring Linseed
	TF3693 9983	AF18	23.12	9.35	Winter Barley	Winter Wheat & Spring Barley	Fallow	Winter Barley	Winter Wheat	Spring Oats	Spring Barley
Lot 3	TF3694 3936	AF15	11.24	4.55	Winter Wheat	Fallow	Fallow	Spring Oats	Winter Wheat	Spring Oats	Spring Barley
	TF3694 4615	AF16	17.92	7.25	Winter Wheat	Winter Wheat	Spring Oats	Spring Peas & Oats	Spring Oats	Spring Barley	Winter Linseed
Lot 4	TF3693 5475	AF19	39.14	15.84	Winter Barley	Winter Wheat	Spring Oats	Spring Oats	Winter Wheat	Spring Barley	Spring Barley
Lot 5	TF3593 6890	AF20	41.01	16.59	Spring Barley	Winter Wheat	Spring Oats	Spring Oats	Fallow	Winter Wheat	Peas



## Conditions of Sale

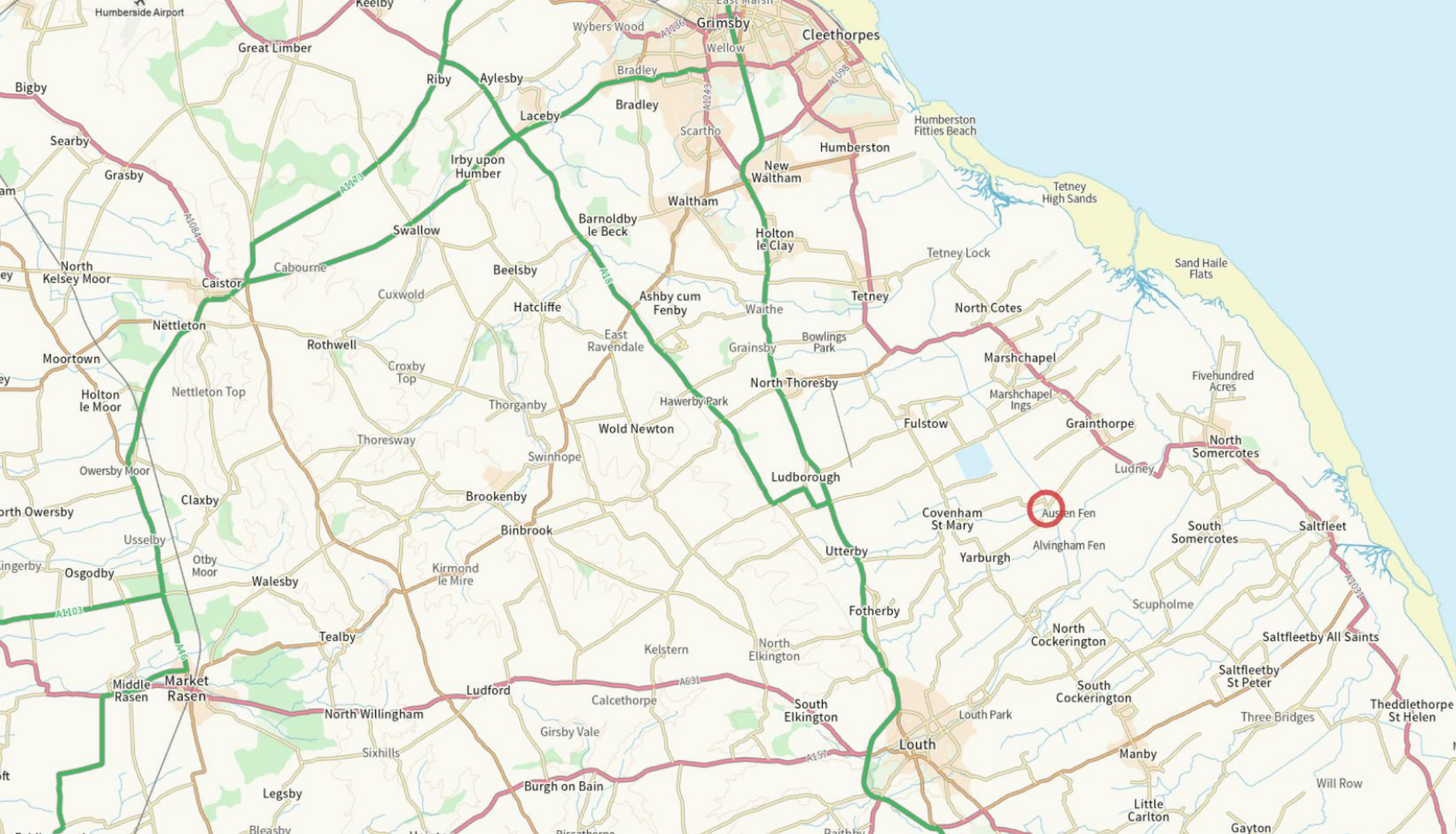
- 1) Offers should be submitted in writing to the agents offices at Masons Rural, Cornmarket, Louth, LN11 9QD no later than 1pm on 31<sup>st</sup> July 2026 marked 'F.A.O Russell Jeanes - Subject to Contract – Austen Fen Land Tender'.
- 2) Offers should not be made by reference to any offer by any other party.
- 3) The purchasers will be expected to exchange contracts as soon as possible following receipt of the draft contract from their solicitor, with a non-refundable 10% deposit being payable on exchange and held by the vendor's solicitor should completion be delayed. If early entry is required, a 20% deposit will be payable before access is taken.
- 4) The vendor reserves the right not to accept the highest or any offer.
- 5) The offer should clearly state the following:
  - a. The full name(s), address and telephone number of the offeror(s), and the name of any appointed Agent
  - b. Name, address and telephone number of the solicitor acting on behalf of the offeror(s)
  - c. The Lot or Lots your offer relates to.
- 6) The offer should be made in the full knowledge of the contents of the sales particulars.
- 7) Any offer dependent upon the sale of another property or a mortgage or other funding arrangements must be clearly declared.
- 8) Offeror(s) are advised to make their offer for an odd figure to avoid the possibility of two identical offers being received.
- 9) Offers must be figures certain and expressed in pounds sterling.
- 10) The agents will endeavour to respond to all offerer(s) within 7 days of the tender deadline.
- 11) The successful bidder will be required to provide copies of photo ID and proof of address in accordance with the most recent Anti-Money Laundering Legislation.

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Lot 4



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**Important Notice**

Masons Rural for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Rural has any authority to make or give any representation or warranty whatever in relation to this property; (iv) 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.

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