



Thornton House Farm, Cannister Lane, Frithville,  
Boston, Lincolnshire, PE22 7HG



# Thornton House Farm, Cannister Lane, Frithville, Boston, Lincs, PE22 7HG

Will Barker & Co

- An Attractive Commercial Fen Farm
- 167.28ha (413.35 Acres) of Grade 2 Farmland
- Traditional Farmhouse, adjoining Modern & Older Farmyard

- For Sale by Private Treaty
- Either as a Whole or 7 lots
- With Vacant Possession on Completion

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## £5,000,000

Will Barker & Co are pleased to be able to offer the opportunity to purchase a productive and commercial Fen Farm extending to 167.28ha (413.35 Acres) on the edge of the village of Frithville. It is a well-equipped farm with a traditional farmhouse set in mature grounds with paddocks and a tennis court, which adjoins the farmyard with its modern and traditional farm buildings. The land is parcelled into seven lots, as follows:

<b>Lot 1a – Thornton House and Paddocks, Cannister Lane, Frithville &amp; Paddock set in 1.91ha (4.71 acres)</b>	<b>£500,000</b>
<b>Lot 1b – Thornton House Farmyard, Cannister Lane, Frithville, extending to 0.75ha (1.85 acres)</b>	<b>£400,000</b>
<b>Lot 2 – 38.31ha (94.67 acres) North of Cannister Lane, Frithville</b>	<b>£950,000</b>
<b>Lot 3 – 48.19ha (119.07 acres) South of Cannister Lane, Frithville</b>	<b>£1,250,000</b>
<b>Lot 4 – 20.67ha (51.08 acres) South of Cannister Lane, Frithville</b>	<b>£500,000</b>
<b>Lot 5 – 19.29ha (47.66 acres) South of Cannister Lane, Frithville including Dutch Barn off Peacock's Road</b>	<b>£450,000</b>
<b>Lot 6 – 38.16ha (94.31 acres) North of Cannister Lane, Frithville</b>	<b>£950,000</b>

### Situation

The land is situated within the parish of Frithville and Westville, to the east of the village of Frithville, and being within the East Lindsey District of Lincolnshire. It lies approximately 6 miles north of the market town of Boston, 20 miles north of the town of Spalding, and 30 miles southeast of the cathedral city of Lincoln. Frithville has a primary school and an agricultural machinery shop. A wider range of local amenities are in the market town of Boston, including, including churches, schools, post offices, doctors' surgeries, and a variety of shops. The farm is accessed via Cannister Lane. What3words ///convinces.freedom.yourself



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## Thornton House

The residence is a traditional, south-facing, double bay fronted farmhouse built of brick with rendered walls under a pantile roof and providing 5-bedroomed accommodation. The farmhouse has a private drive and mature gardens, a summer house and a tennis court. The Farmhouse is offered for sale as a separate lot with the adjoining paddock and is set in 1.93ha (4.77 acres). Thornton House appears on the 1812 Ordnance Survey map of the area.

The residential accommodation comprises: A front door into entrance hallway with front lounge with log burner, front sitting room with open fire. A large rear entrance porch, utility room, WC, spacious third reception room on a split level, farmhouse kitchen with dining area off and pantry downstairs. The kitchen has an oil-fired Aga and an electric hob. Upstairs, the property benefits from five bedrooms, an en-suite and a family bathroom with a three-piece fitted suite.

The property has uPVC windows throughout, oil central heating and a shared water meter with neighbouring farm buildings. The roof was repaired and retiled 7 years ago.

EPC rating – E

Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





## **Thornton House Farmyard**

Thornton House Farmyard is centrally positioned to the land and has return frontage onto Thacker's Road. The yard has both three and single-phase electricity supplies and a useful range of both modern and traditional farm buildings comprising:

- Main Store - 11.67m x 30.32m. Steel portal frame construction by Greens of Holbeach, with grain retaining walls, two air flow vents, and large concrete apron to the front. The store has two sides being:  
KNG1 – 1,000 tonnes, with Keruing hardwood floor, roller shutter door and Welvent system.  
KNG2 – Insulated potato or vegetable store, with spray foam insulation, Pellcroft concrete floor, insulated up and over door, previously sprayed with CIPC sprout suppressant gas.
- Open fronted storage buildings fronting onto farmyard.
- Mono pitched storage Lean-to (9.21m x 27.9m)
- Two storey traditional Red Brick Barn with sixteen redundant Crittal grain bins.
- General purpose machinery store (18.91 x 31.17m) with concrete floor
- Sizeable area of concrete, historically used for sugar beet storage.

### **Fixtures & Fittings**

The sale of the property includes all of the farm buildings, including the porta-cabin but excludes the Calor Gas Tanks which are on a rental hire basis and the chemical store. There are two centrifugal fans in the grain store with Welvent heaters for crop drying for which any purchase price will have to be appointed between land and machinery.

### **Holdover**

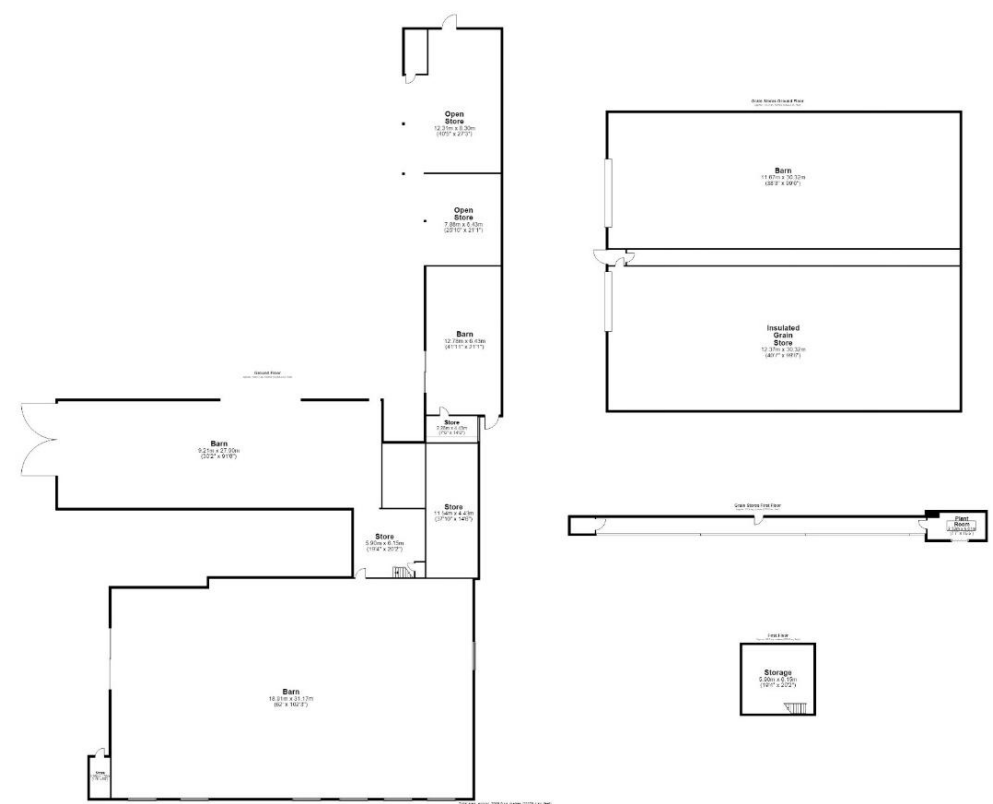
The vendor reserves the right of Holdover to store produce within the farm buildings until 30<sup>th</sup> June 2027.

### **Early Entry**

Buyers will be given the right to early entry, once crops are harvested and the usual 20% deposit has been lodged with the vendors' solicitors.

### **Planning – Lot 5**

The vendors applied for Class Q planning on the Dutch barn in Lot 5, but this was refused as the planning officer considered the building works required were too significant for a Class Q conversion.





## **The Arable Land**

### **Soil Type and Land Classification**

The land is classified by the Former MAFF Land Classification Maps of England as being Grade 2 agricultural land. The actual soil type is better described by the Soil Survey of England and Wales, as being part of the Wallasea 2 Association of Soils. This is characterised as consisting of a deep and silty marine alluvium deposit of varying depths and capable of growing high yields of combinable crops, sugar beet, peas and occasionally field brassicas in its best parts. Wallasea 2 soils are the most common soil type in this Fenland district. Although they are classified as a single soil classification, within the Wallasea 2 Association, there are significant variations in soil quality and type, ranging from the raised silt hills with their lighter silts to the more bodied lower holes, locally known to be silt hills and heavy holes.

### **Wayleaves, Easements & Rights of Way**

The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements and all wayleaves, whether referred to or not in these particulars. The vendors are retaining a right of way over lot 6 to access the small area of woodland, as shown on the adjacent plan in red.

### **Contracts & Quotas**

There are no contracts, nor quotas included with the sale of the land.

### **Land Drainage**

Most of the farm has been under-drained, and the contractor has "Jetted the drains within an inch of their life". Copies of the Land Drainage plans may be inspected at the selling agent's office.

### **Tritton Knoll**

The Tritton Knoll offshore wind farm scheme cables have been through lot 2 & 3.

### **SFI Stewardship**

The farm is entered into a Sustainable Farming Incentive (SFI) [agreement 1952704] from Jan 2025 to 31<sup>st</sup> December 2027 using a range of hedge row management and infield Bumblebird mixes, Buffer strips and Grassy Field corners. The Vendors would like to work with the buyer to avoid repayment of the two years of £23,000 income claimed for.

### **Minerals, Timber & Sporting Rights**

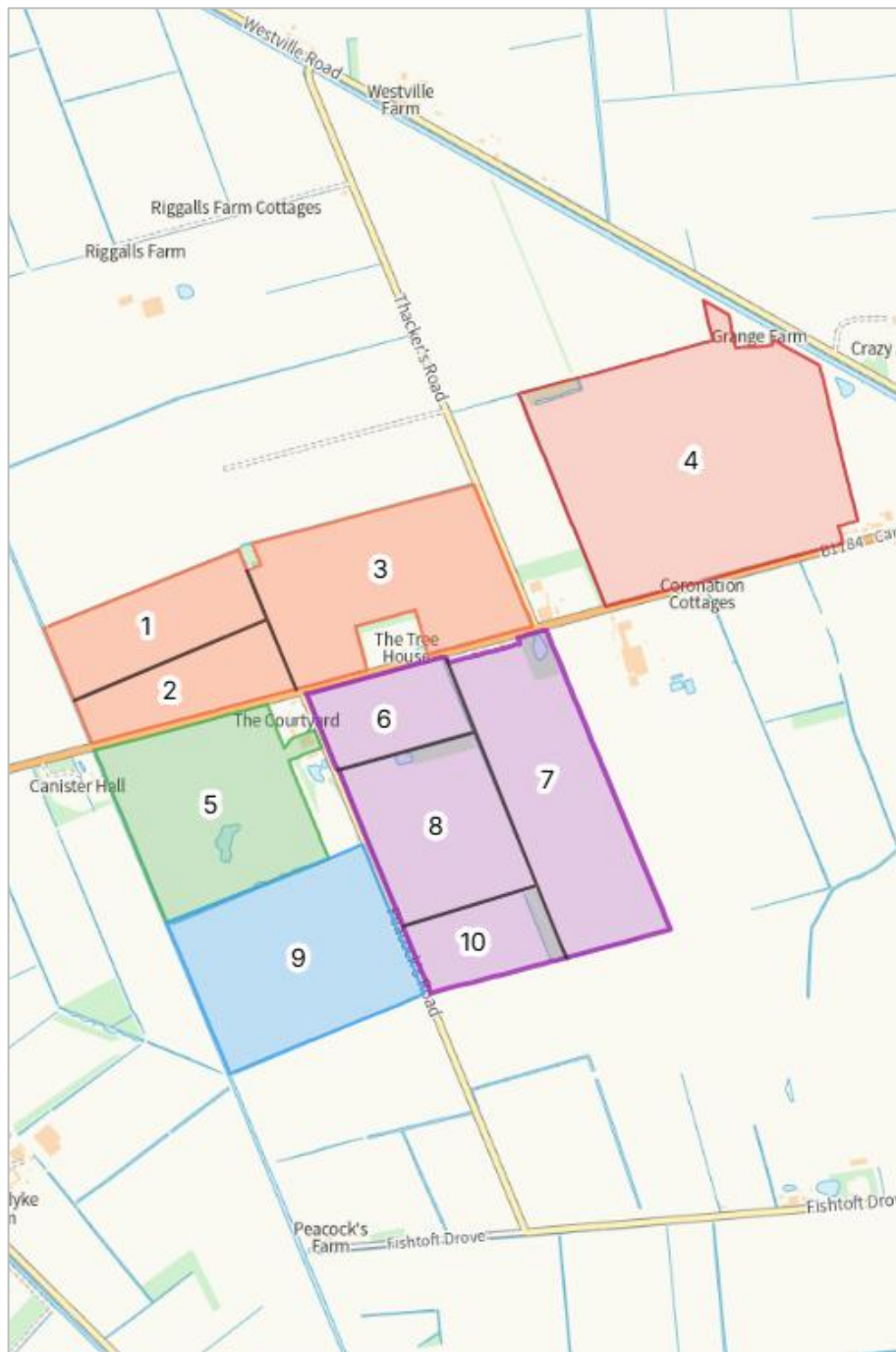
The mineral, timber and sporting rights are included with the sale of the freehold interest, so far as they are owned by the Vendor.

### **Tenure**

The land is offered freehold with vacant possession upon completion. The land has been contract farmed by a friend of the family, which terminates after this harvest. The farmhouse has been let on an Assured Shorthold Tenancy for which notice a Notice to Quit is served and will be vacant for 1st July 2026.



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### Backcropping

Field	ha.	acres	2020	2021	2022	2023	2024	2025	2026
<b>KN 1</b>	8.6	21.25	OSR	<sup>w</sup> Wht	<sup>w</sup> Wht	<sup>v</sup> Peas	<sup>w</sup> Wht	<sup>s</sup> Wht	<sup>w</sup> Wht
<b>KN 2</b>	7.3	18.04	<sup>s</sup> Wht	<sup>w</sup> Wht	OSR	<sup>w</sup> Wht	OSR	<sup>w</sup> Wht	<sup>v</sup> Peas
<b>KN 3</b>	20	49.42	<sup>w</sup> Wht	<sup>w</sup> Wht	<sup>v</sup> Peas Pots	<sup>w</sup> Wht	OSR	<sup>w</sup> Wht & SFI	<sup>w</sup> Wht & SFI
<b>KN 4</b>	37	91.43	<sup>s</sup> Wht	OSR <sup>w</sup> Wht	<sup>w</sup> Wht OSR	<sup>w</sup> Wht	<sup>w</sup> Wht	<sup>v</sup> Peas Wht	<sup>w</sup> Wht
<b>KN 5</b>	13	32.12	Grass	Grass	Grass	Grass	Grass	SFI "CIGL2"	SFI "CIGL2"
<b>KN 6</b>	6.5	16.06	OSR	<sup>w</sup> Wht	<sup>w</sup> Wht	<sup>v</sup> Peas	Wht	OSR	<sup>w</sup> Wht
<b>KN 7</b>	19.5	48.18	<sup>w</sup> Wht Pots	OSR <sup>w</sup> Wht	<sup>w</sup> Wht	OSR	<sup>w</sup> Wht <sup>s</sup> Wht	<sup>w</sup> Wht	OSR
<b>KN 8</b>	12.1	29.90	<sup>w</sup> Wht <sup>s</sup> Wht	<sup>v</sup> Peas	<sup>w</sup> Wht	OSR	<sup>w</sup> Wht	<sup>w</sup> Wht <sup>2w</sup> Wht	<sup>w</sup> Wht
<b>KN 9</b>	20	49.42	OSR	<sup>w</sup> Wht	<sup>w</sup> Wht	<sup>w</sup> Wht	<sup>v</sup> Peas	Wht SFI	<sup>w</sup> Wht SFI
<b>KN10</b>	5.5	13.59	<sup>w</sup> Wht	<sup>s</sup> Wht	<sup>w</sup> Wht	OSR	<sup>s</sup> Wht	OSR	<sup>v</sup> Peas

**Tenant right**

The vendor reserves the right to claim for Tenantright in addition to the purchase price. But there will be no counterclaim whatsoever for any dilapidations.

**Method of Sale**

The land is being offered for sale as a whole or in seven lots by Private Treaty and depending on the level of interest, the vendors and their agent reserve the right to conclude the sale by asking interested parties to submit their Best of Final Offers.

**Plans, Areas & Boundaries**

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed. The successful purchaser(s) will be deemed to have full knowledge of all boundaries and the Vendor nor their agent will be responsible for defining the boundaries for the ownership thereof.

**Viewings**

Prospective purchaser wishing to view should make an appointment through the selling agents, Will Barker & Co. Those wishing to view the property, do so at their own risk.



