



8.91ha (22.01 acres) Grade 1 Farmland next to A52
Old Leake & Leverton, Boston, Lincolnshire, PE22 9LN



8.91ha (22.01 Acres) Grade 1 Farmland at Old Leake & Leverton, Boston, PE22 9LN

£165,000

- 8.91ha (22.01 Acres) or thereabouts
- All being Classified as Grade 1 Land
- For Sale as a Whole by Private Treaty
- For Sale subject to protected tenancy
- Let on AHA Tenancy to local Farmer
- A single LR Title LL236582
- With Good Frontage to the A52

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Will Barker & Co are pleased to be able to offer the opportunity to purchase the freehold interest in 8.91ha (22.01 Acres) of agricultural land parcelled into three separate fields. The land is let on a single written tenancy agreement, protected under the Agricultural Holdings Act 1986 and provides a sound investment asset and opportunity for long term capital appreciation. The farmland is jointly owned by family members but is only available as a whole.

Situation & Location

The land has good road frontage to the A52, between the villages of Old Leake and Leverton, it is 8 miles north east of the market town of Boston and 16 miles south west of the East Coast resort of Skegness.

Soil Type

The land is classified by the Former MAFF Land Classification Maps of England being Grade 1 agricultural land. The actual soils are better described by the Soil Survey of England as being in the Wallasea 2 Association of soils, which is characterised as consisting of a deep and silty marine alluvium deposits of various depths and capable of growing high yields of combinable crops, sugar beet, peas and occasionally field brassicas on its best parts. It is the most common soil type in this Fenland district, and although classified as a single soil type, within the Wallasea 2 Association, there are significant variations in the soil quality within this individual soil type.

Tenure

The freehold interest to the land is being sold subject to a tenancy dates 17th Nov 2006 for 21.00 acres and is protected under The Agricultural Holdings Act 1986. The current rent is £1,881 per annum and was last reviewed in 2005. A section 12 rent review notice was served in August 2026 to be able to review the rent in Autumn 2027. The rent is paid half yearly in arrears on the 6th April and 11th October and the vendor confirms there is no rent outstanding. A Copy of the tenancy agreement is available from the Agent



Tenant Improvements and Land Drainage

There are no recorded tenant funded improvements but two of three fields are underdrained in the 1960 and 1970 with clay drainage pipes which have been adequate for this land.

Sporting Rights

The sporting rights are included in the sale of the freehold.

Access

The fields can be accessed from the A52 main road, while the northern most field is accessed from Southfields.

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.

Overage

There are no overage, nor uplift provisions attached to this property.

Services

There are no mains services connected to the fields and prospective buyers must make their own enquiries with the relevant utility suppliers.

Method of Sale

The freehold interest to the property is being sold by Private Treaty.

Plans & Areas

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only, but their accuracy is not guaranteed.

Boundaries

The successful purchaser/purchaser's will be deemed to have full knowledge of all boundaries.

Viewings

Prospective purchasers wishing to view the land should make an appointment through Will Barker & Co. We ask you to be as vigilant as possible when making an inspection for your own safety. Those wishing to view the property, do so that their own risk.



Back Cropping

Field	2026	2025	2024	2023	2022	2021
3.12 acres 'Brook's Corner'	SFI	SFI	SFI	Winter Wheat	Spring Barley	Spring Barley
9.08 acres 'Right of Way'	Potatoes	Winter Wheat	Cabbages	Winter Wheat	Spring Barley	Cabbages
9.81 acres 'Leverton Village Hall'	Potatoes	Winter Wheat	Cabbages	Winter Wheat	Cauliflowers	Winter Wheat



