

Richardson

CHARTERED SURVEYORS

Land at Deeping Road & Outgang Road
Baston
Peterborough
PE6 9NW

FOR SALE

GUIDE PRICE £500,000



52.14 acres (approx) (21.10 Ha) of mainly arable
land for sale by tender in up to 4 lots.

Tender deadline 12 noon on Wednesday 19th
August 2026.

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

LOCATION

The land is located to the south and east of the village of Baston, which is approx 4 miles to the south of Bourne. Three of the lots are directly accessible from the public highway, with the fourth lot being accessible via a track over lot 3.

DESCRIPTION

The land comprises 5 separate fields, one of which includes a semi-derelict building and former RAF radar facility. A telecommunication mast is also located on the site for which no rent is payable, as it was commuted into a capital sum paid to the owners several years ago.

The land is classified Grade 2 on the former MAFF Agricultural Land Classification Map and is referred to as being of River Terrace and Lacustrine Gravel geology by the Soil Survey of England and Wales.

Lot 1

27.06 acres (10.95 hectares) of arable land edged red on the attached plan. Back cropping 2026: Spring Barley, 2025: Sugar beet, 2024: Winter Wheat, 2023: Potatoes, 2022: Spring Barley.

Lot 2

6.13 acres (2.48 hectares) of arable land edged green on the attached plan. Back cropping 2026: Spring Barley, 2025: Sugar beet, 2024: Winter Wheat, 2023: Potatoes, 2022: Spring Barley.

Lot 3

5.95 acres (2.41 hectares) of grass land edged yellow on the attached plan. The buildings and telecommunication mast are included in this lot.

Lot 4

13.00 acres (5.26 hectares) of arable land edged orange on the attached plan. Back cropping 2026: Winter Barley, 2025: Spring Barley, 2024: Sugar Beet, 2023: Winter Barley, 2022: Spring Barley.

TENURE

Freehold, with vacant possession upon completion.

REGISTERED TITLES

The 3 fields in Baston Fen are under Title LL264644 and the 2 fields south of Baston come under Title LL264088.

The On-Tower communication mast on lot 3 is subject to a 15 year lease from 2023 registered under Title LL422907 and Openreach have a Wayleave Agreement (WL344146) for an underground cable running from the main Bourne to Peterborough road (A15), down the current northern boundary access track to the telecommunication mast.

AGRICULTURAL/ENVIRONMENTAL SUBSIDIES

All of the land is registered with the Rural Payments Agency, but is not currently included in any scheme.

PLANS

Plans of the land are attached and are for identification purposes only. A location plan is also attached.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to, and with the benefit of all rights, easements and wayleaves, whether specifically mentioned in these sale particulars, or not. There is a public footpath along the eastern boundary in lot 3.

In relation to the grass field to the south of Baston (Lot 3), the vendors reserve the right to continue to use the northern boundary access track to gain access to retained land to the north-east.

SPORTING, TIMBER & MINERAL RIGHTS

These are included in the sale insofar as they are owned.

TENANTRIGHT

There will be no claims for Tenantright, nor any entertained for dilapidations.

OUTGOINGS

Drainage rates are payable to the Welland Deepings Internal Drainage Board.

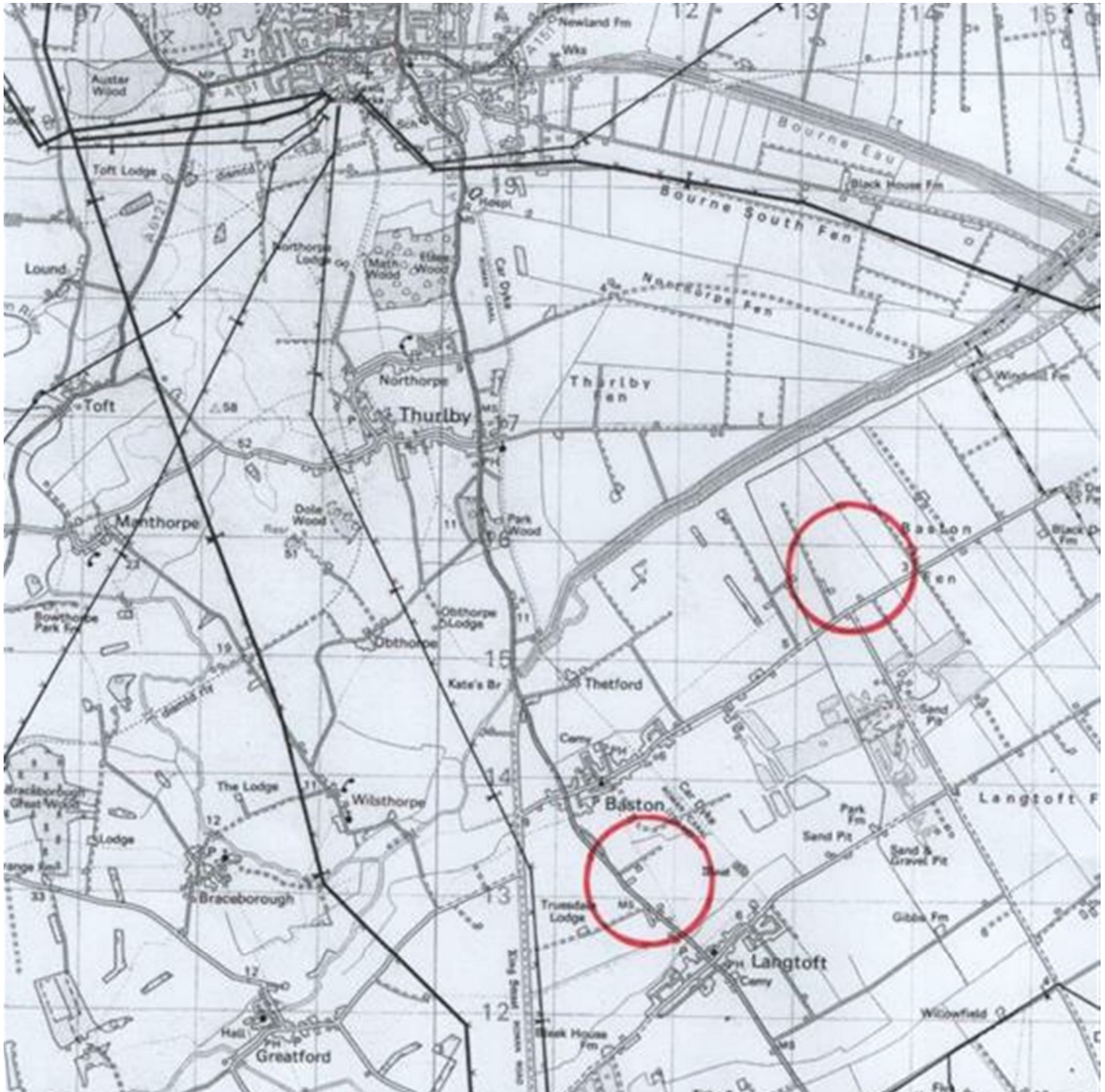
METHOD OF SALE

The land is for sale by tender in up to 4 lots. Those wishing to submit an offer should do so by completing the attached Tender Form and submitting it to the selling agents by the tender deadline.

VIEWING

Viewing on foot may be carried out without an appointment by those in possession of a set of the sale particulars. Please be aware of any potential hazards.





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



To Be Returned by Midday on Wednesday 19th August 2026

TENDER FORM

**Land at Deeping Road & Outgang Road, Baston, Peterborough,
PE6 9NW**

I/We:.....(Full Names)

Address:.....

.....

.....

Tel No:.....

Email:.....

Hereby submit the following offer (s) for the land as identified below and in accordance with the conditions of the tender attached.

Lot 1 - 27.06 Acres : £.....

(Words).....

Lot 2 - 6.13 Acres : £.....

(Words).....

Lot 3 - 5.95 Acres : £.....

(Words).....

Lot 4 - 13.00 Acres : £.....

(Words).....

Signed:.....Dated:.....

Method of Finance:.....

Solicitor Name:.....

Solicitor Address:.....

.....

Conditions of Tender

- 1. The completed Tender Form must be lodged at Stephen Knipe & Co, 1a Abbey Road, Bourne, Lincolnshire, PE10 9EF by Midday on Wednesday 19th August 2026 or via email to enquiries@stephenknipe.co.uk
- 2. Tenders must be for a fixed sum, no escalating bids that relate to other offers will be accepted. Offers should ideally be for an uneven amount to avoid duplication. **Even if you have already submitted an offer please resubmit that offer or submit a new offer.**
- 3. The vendors and their agents do not undertake to accept the highest or indeed any tender received.
- 4. Written offers should be submitted in a sealed envelope marked on the outside “Confidential – Land at Baston”

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