

GIBBONS FARM SUTTON BRIDGE, LINCOLNSHIRE



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Productive Grade 1 Farmland with diversification and future development opportunities

- Highly productive Grade 1 arable land
- Detached bungalow and range of farm buildings
- Available as a whole or in two lots

In all approximately 175 acres (70.82 hectares)

For sale by Private Treaty as a whole or in two lots

Distances

(All distances are approximate)

- King's Lynn 9.7 miles
- Peterborough 32.2 miles
- Huntingdon 44.5 miles
- Cambridge 52.5 miles

Enquiries

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Please read Important Notice on page 15.





Gibbons Farm and land at Sutton Bridge comprises a productive Grade 1 arable holding extending to approximately 175 acres (70.82 hectares), together with a detached bungalow and a useful range of farm buildings. Situated within the renowned South Holland farming district of Lincolnshire, the property benefits from fertile fenland soils, excellent access and a strategic location close to established renewable energy and employment uses. The farm is offered for sale as a whole or in two lots.

Sutton Bridge lies within the highly productive South Holland district of Lincolnshire; an area well regarded for its fertile fenland soils and strong agricultural output. The land benefits from a level topography and open landscape, ideal for efficient modern farming practices.

The land can be accessed from Centenary Way and Chalk Lane.

The Property

The property is available as a whole or in two lots, as set out in the table below. Ownership is held by separate entities in accordance with the lot structure.

Lot	Description	Acres
1	Gibbons Farm	95.26
2	Land at Sutton Bridge	79.74
Total		175.00

Given the separate ownership arrangements, offers must be submitted for each lot separately. However, the vendor(s) reserve the right to consider offers for the property as a whole. Purchaser(s) wishing to acquire both lots should submit separate offers for each lot and clearly indicate that they are linked.

Tenure

The bungalow, buildings and part of the farmland is sold with vacant possession. The remainder of the holding is subject to two farm business tenancies terminating in October 2027. Further details available at the rear of this brochure.

The Land

The land is Grade 1 on the DEFRA published Agricultural Land Classification of England and Wales and predominantly of the Wallasea 2 Series which is a deep stoneless clayey soil with some calcareous silt suitable for growing cereals, root crops and field vegetables.

The land comprises predominantly level parcels of arable land, benefiting from good accessibility and the fertile silty soils for which the area is widely recognised. The holding is intersected by an established drainage network, supporting efficient agricultural management and a wide range of cropping opportunities.







Lot 1

Gibbons Farm

Gibbons Farm Bungalow

The detached bungalow offers well-proportioned single-storey accommodation and benefits from a traditional brick elevation beneath a pitched tiled roof. Large windows provide good levels of natural light throughout the property, whilst the surrounding gardens create an attractive outlook from the dwelling.

The size and configuration of the plot suggest potential for extension, remodelling or replacement, subject to the necessary planning consents.

Access can be taken directly from both the A17 and Gunthorpe Road via a private road running parallel to the River Nene.

The bungalow was originally granted planning permission as a replacement agricultural workers' dwelling and is subject to an Agricultural Occupancy Condition.

Council Tax: Gibbons Farm Bungalow is within Council Tax Band A. The charge for 2026/27 is £1,519.

Energy Performance Certificate: Gibbons Farm Bungalow has an Energy Performance rating of 'E'. A copy of the EPC is available from the selling agent.





Gibbons Farm Buildings

The farmstead comprises a useful range of traditional and modern agricultural buildings arranged around a concrete and gravelled yard, providing operational and circulation space for large agricultural equipment and lorries. The buildings occupy a compact and accessible position with direct access from the roadway running parallel to the River Nene.

The main building is a substantial steel portal-framed agricultural building with timber-clad elevations and a fibre cement roof. The building benefits from large sliding access doors and is suitable for machinery storage, crop storage or general agricultural

use. A large concrete apron to the front provides ample loading, unloading and turning space for agricultural vehicles and equipment.

Adjoining the main building is a range of traditional brick and concrete agricultural buildings, including former livestock and storage accommodation arranged around a central yard area. These buildings offer flexible ancillary accommodation with potential for continued agricultural use, workshops, storage or other rural enterprise uses, subject to any necessary consents.

In addition to their existing agricultural use, the farm buildings offer considerable scope for diversification, subject to obtaining the necessary planning consents. The combination of substantial covered accommodation, traditional brick buildings, extensive hardstanding and a secure yard environment provides a versatile asset capable of supporting a range of alternative rural enterprise opportunities.





Land at Gibbons Farm

The land at Gibbons Farm extends to 95.26 acres (38.55 ha) and comprises 84.41 acres (34.16 ha) of arable land, 9.76 acres (3.95 ha) of pasture, a pond and scrub and the rest is made up of hardstanding and concrete yard areas.

The land can be divided into three distinct parcels. The first is located to the north of Gibbons Farm buildings, the second on the west of Centenary Way and the third lies between Chalk Lane and the A17.

The parcels are well suited to modern agricultural operations, with good access from the surrounding highway network including the A17, Centenary Way and Chalk Lane.





Lot 2

Land at Sutton Bridge

This lot extends to approximately 79.74 acres (32.27 ha) comprising 77.98 acres (31.56 ha) of productive arable farmland together with 1.75 acres (0.71 ha) of pasture situated adjacent to Chalk Lane and the neighbouring residential properties.

The land is divided into three separate parcels, providing flexibility for farming operations and management. The two larger parcels benefit from access directly from Centenary Way, whilst the smaller parcel is accessed from Chalk Lane.

Occupying an attractive position within an established agricultural landscape, the holding adjoins the land available in Lot 1, presenting purchasers with the opportunity to acquire either an individual parcel or a larger contiguous farming unit extending to approximately 175 acres (70.82 ha) if purchased together.



Tenure & Possession

The bungalow, farm buildings and approximately 49.66 acres at Gibbons Farm will be available with vacant possession on completion. The balance of the property is currently let under two Farm Business Tenancies, details of which are set out below and copies are available from the selling agent. Notices have been served and both tenancies are due to terminate in October 2027. Please see below a table showing the tenancies on the holding. An accompanying plan detailing each tenancy demise is available in the data room.

Lot	Land	Area (Acres)	Tenancy	Start Date	End Date	Rent Per Annum
Lot 1 (Part)	Land at Gibbons Farm	49.66	Vacant	-	-	-
Lot 1 (Part)	Land adjacent to the A17	45.60	Farm Business Tenancy	12 October 2002	12 October 2027	£1,970
Lot 2	Land at Sutton Bridge	79.74	Farm Business Tenancy	11 October 2014	10 October 2027	£27,850

Cropping History

Lot 1

Field Name	2023	2024	2025	2026
1	Fallow	Fallow	Fallow	Grass Mix
2	Fallow	Fallow	Fallow	Grass Mix
3	Pond/Grass	Pond/Grass	Pond/Grass	Pond/Grass
4	Winter Wheat	Sugar Beet	Spring Barley	Potatoes
5	Winter Wheat	Winter Wheat	Sugar Beet	Spring Barley
6	Potatoes	Winter Wheat	Sugar Beet	Spring Barley
7	Winter Wheat	Sugar Beet	Spring Barley	Spring Barley

Lot 2

Field Name	2023	2024	2025	2026	2027
Pill Box Stevensons	Sugar Beet	Winter Wheat	Vegetables	Winter Wheat	Peas Vining
Stevensons Stable	Environmental	Environmental	Potatoes	Winter Wheat	Peas Vining
Stevensons Centenary Way	Winter Wheat	Sugar Beet	Winter Wheat	Winter Wheat	Potatoes

Method of Sale

The property is for sale by Private Treaty.

Outgoings

The land falls within the Internal Drainage District administered by the King's Lynn Internal Drainage Board and therefore drainage rates will be payable.

Planning & Development

Solar

Land immediately adjoining the property to the south has been developed as a large-scale solar photovoltaic (PV) farm with a generating capacity of 49.9MW, together with associated infrastructure and landscaping works.

Commercial / Industrial

To the west, fronting Chalk Lane, there is an established industrial area comprising Sutton Bridge Power Station, several large-scale transport and logistics operators, and cold storage facilities serving agricultural businesses.

Further land to the west of the property was promoted for commercial and industrial development within the South East Lincolnshire Local Plan Strategic Employment Land Availability Assessment (March 2017). The site, referenced as SB002, was assessed positively and identified as suitable for employment-led development.

Redevelopment of Existing Buildings

The bungalow and farm buildings present an exciting opportunity for purchasers to enhance, extend or redevelop the existing property, subject to obtaining the necessary planning consents. The existing range of agricultural buildings may also offer scope for alternative uses, including residential, commercial or other development opportunities, with potential to utilise Permitted Development Rights to facilitate a change of use from agriculture, subject to meeting the relevant criteria and securing any required approvals.

Prospective purchasers should make their own enquiries of the Local Planning Authority regarding their proposed use and the likelihood of obtaining the necessary consents.

Overage

The sale of Lot 2 will be subject to an overage provision of 35% of any uplift in value arising from the grant and implementation of planning permission or the implementation of Permitted Development Rights for a period of 40 years from completion.

The overage payment shall be triggered on implementation or disposal with the benefit of planning permission or Permitted Development Rights, whichever occurs first.

Environmental Designations

The land is situated within Flood Risk Zone 3 and parts are within Risk Zone 2.

The land is situated within a Nitrate Vulnerable Zone.

Planning

The property falls within the jurisdiction of South Holland District Council.

The planning history of the site is set out below.

Reference	Description	Date	Status
EN0210003	Eastern Green Link 3 (EGL3) comprises a converter station in the Walpole area of Norfolk along with associated development. Eastern Green Link 4 (EGL4) comprises a converter station in the Walpole area of Norfolk alone or together with a switching station and a converter station in the East Lindsey area of Lincolnshire, along with associated development.	13/05/2025	Pending
H18-0040-77	Erection of foreman's bungalow (replacement at Gibbons Farm, East Bank, Sutton Bridge).	17/01/1977	Granted
H18-0056-73	Erection of potato storage building at Gibbons Farm, Sutton Bridge.	16/01/1973	Granted

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

The vendor is aware of the following matters which impact the holding.

Rights of Way

A bridleway runs adjacent to the River Nene between the A17 and Gunthorpe Road.

East Green Link (EGL)

EGL 3 and 4 are two major high-voltage subsea electricity transmission projects designed to transport renewable wind energy from Scotland to homes and businesses in England.

EGL 3 would run from Aberdeenshire and EGL 4 from Fife, with both schemes making landfall north of Anderby Creek on the Lincolnshire coast before continuing underground to a proposed new substation in the Walpole area of West Norfolk.

To date, the National Grid has undertaken both intrusive and non-intrusive surveys across the holding under its statutory powers to assist with route design and the preparation of its development consent application. Draft Heads of Terms relating to the proposed easement are available from the selling agent.

Timber and Sporting Rights

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

Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

360 View



Please scan the QR code or click this [LINK](#)

Video



Please scan the QR code or click this [LINK](#)

Postcode

A nearby postcode PE12 9YF.

What3words

Lot 1

Gibbons Farm and Bungalow: ///bleak.solids.financial
Land adjacent to A17: ///decorator.height.streak

Lot 2

Land at Sutton Bridge: ///dandelions.inclines.minerals

Registered Title

[Lot 1](#) - Part of LL68401 and LL105577

[Lot 2](#) - LL105577 and LL392178

Solicitors

TLT LLP - David Miller

Mills and Reeve - Nicola Ross

Viewings

Viewing and access to the property is strictly by appointment with Bidwells.

Please call 07443 350780.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

The property falls within the jurisdiction of South Holland District Council and Lincolnshire County Council.

E: info@sholland.gov.uk

T: 01775 761161

Boundaries

The vendor(s) and the vendors' agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchasers will have to satisfy themselves as to the ownership of any boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Given the potential hazards of a working farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

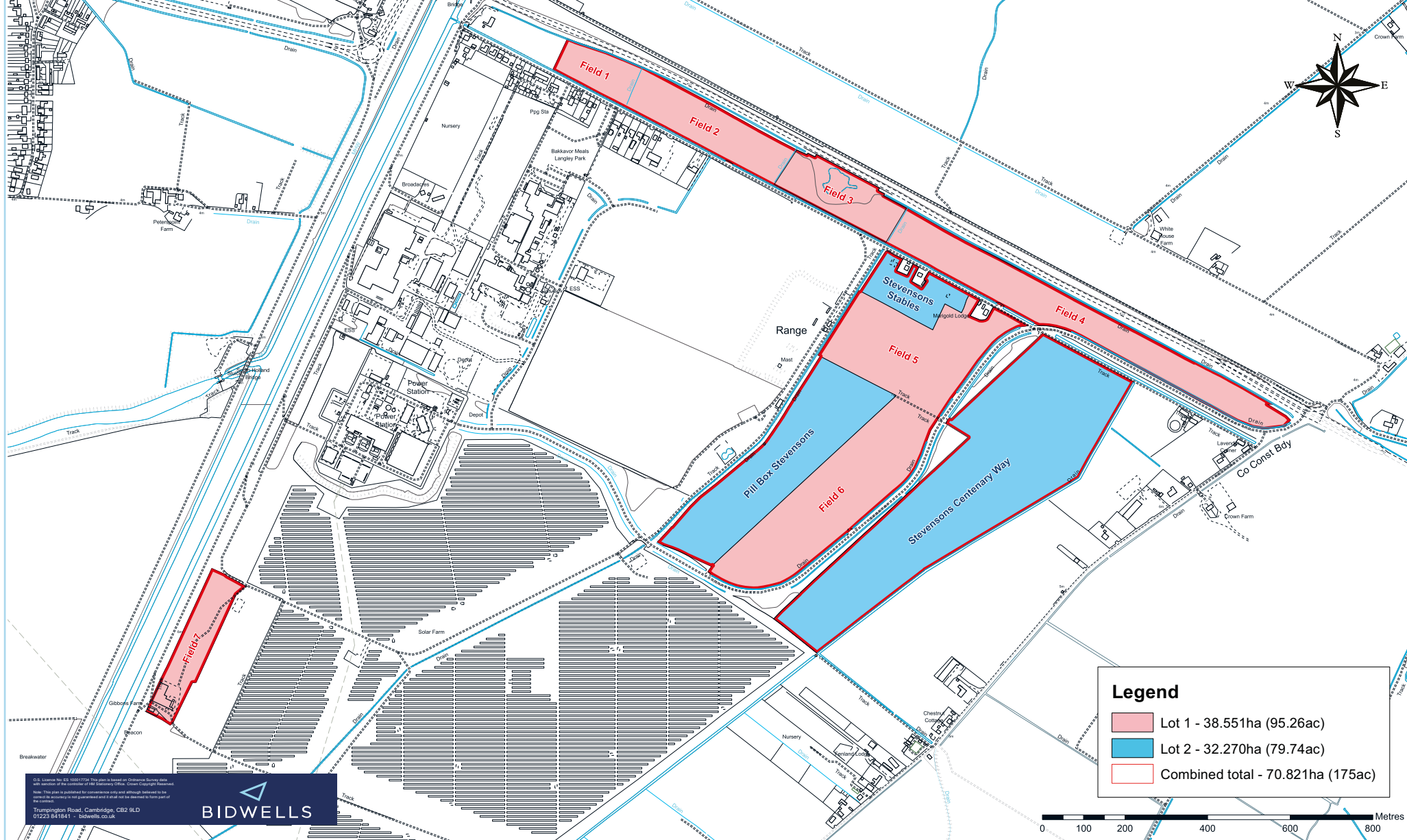
Photographs, Fixtures & Fittings

The photographs in these particulars were taken in August 2026. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in September 2026.





Important notice

These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property. We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request. This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding. We will disclose to you any connection between the seller, or any person connected with the seller, and Bidwells LLP, and any personal interest that we or our staff may have in the property as soon as we become aware of it. Bidwells LLP is required by law to conduct identity verification and anti-money laundering checks. Buyers and sellers must provide identification documents before a sale can proceed, and an approved third party may carry out these checks on our behalf. Personal data will be processed in accordance with Bidwells LLP's Privacy Policy. Bidwells LLP is a member of The Property Ombudsman, an approved redress scheme for estate agents. Details of our complaints handling procedure are available on request or at [bidwells.co.uk](https://www.bidwells.co.uk). Nothing in these particulars affects your statutory rights. © Bidwells LLP. All rights reserved.

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