

# THE FINEDON ESTATE

NORTHAMPTONSHIRE

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**The Finedon Estate  
Wellingborough  
Northamptonshire  
NN9 5HD**

**A let Portfolio of productive  
farmland and agricultural  
holdings offering renewable  
energy, development and  
BNG potential.**

Presenting a brilliant opportunity to acquire a significant ring fenced block of land. The Finedon Estate is located in the heart of Northamptonshire between Finedon and Irthlingborough.

The area has a long history of mining for ironstone with former ironworks based at Finedon, Irthlingborough and Wellingborough before being restored into agricultural production.

In all extending to about 1,728 acres (699 ha).

For sale by private treaty as a whole.



**Property**

The Estate is made up of the Agricultural Holdings Act tenancies and four Farm Business Tenancies, five blocks of in-hand woodland and long term let on short term agreements.

Offering opportunities for renewable energy and development there is also BNG potential to serve the large scale developments identified within Northamptonshire's local plan, the property further comprises:

- 1,20.3 acres let on FRAgricultural Holdings Act 1986 tenancy agreements including two farmyards and three residential properties
- 39.7 acres let on short term Farm Business Tenancy agreements.
- 54.7 acres of in-hand woodland
- 6.8 acres of miscellaneous holdings
- Annual income £13,533
- Potential to deliver excess of 4,000 Biodiversity Units

**Location**

Located between the towns of Finedon, Irthlingborough and Wellingborough, The Finedon Estate is situated in a prime location with excellent transport links; one mile north of A45, 2 miles south of junction 10 of the A1, and 15 miles east of junction 15 of the M1.

Nearby Wellingborough is on the East Midlands rail line with trains from London St Pancras taking approximately 45 minutes.

## Poplar Lodge Farm

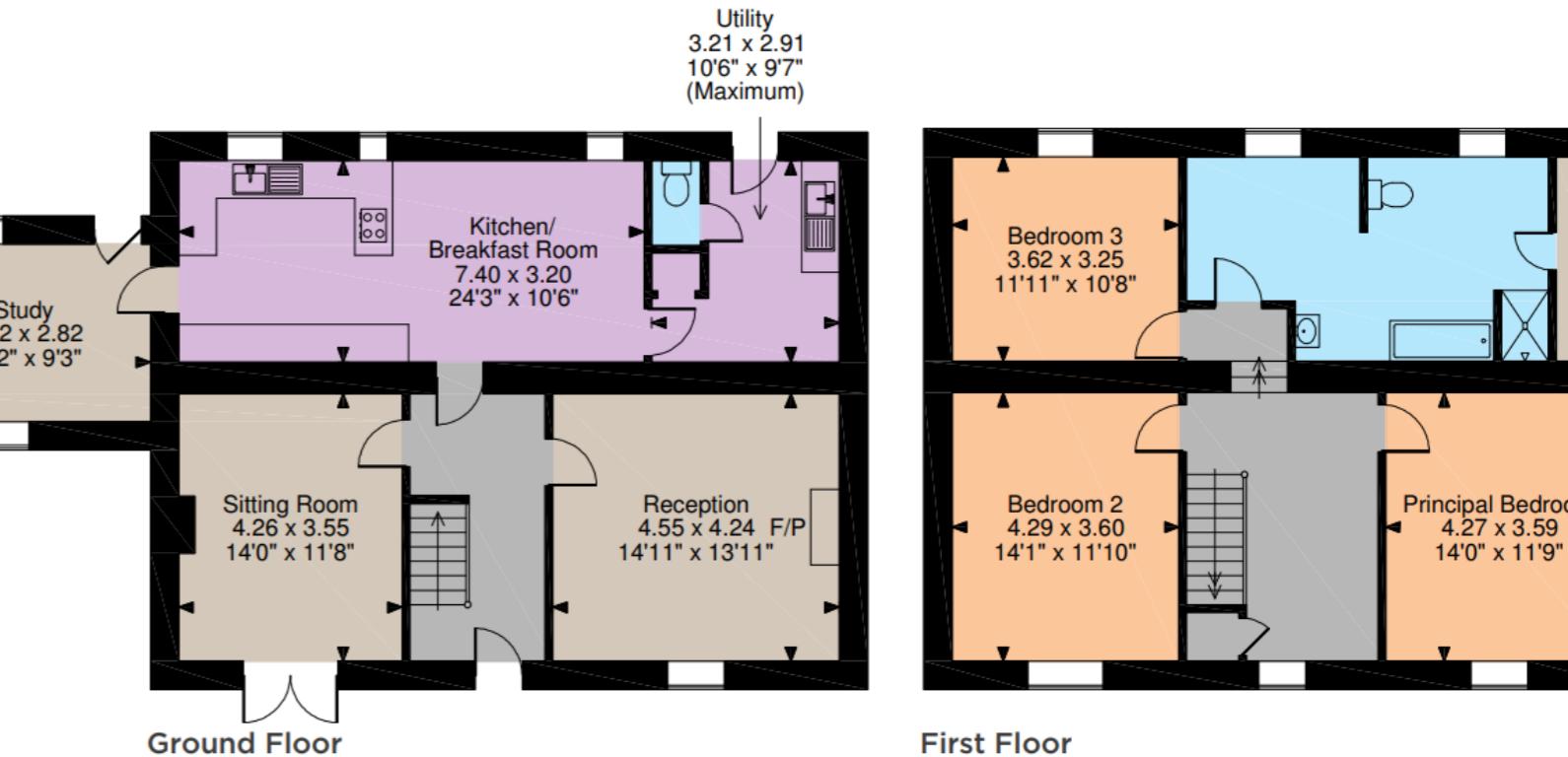
The largest tenancy on the Estate and adjoining the eastern side of Finedon the farm is let on an FRI first succession Agricultural Holdings Act 1986 agreement comprising; a farmhouse, range of farming buildings, including some modern grain storage.

Extending to about 679.67 acres (275.06 ha) the land is mostly arable in combinable crop rotation, laid out in large fields with frontages to the Thrapston Road and Finedon Roads.



## Poplar Lodge Farmhouse

Approximate Gross Internal Area:  
1,932 Sq Ft / 179 Sq M



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Top Lodge & Westfield Lodge Farm

The farm is let under an FRI Agricultural Holdings Act 1986 first succession tenancy and is laid out in a linear shape in the south western part of the Estate. Extending to about 258.27 acres (104.52 ha) it consists of two farmsteads and a mixture of arable and grassland.

Top Lodge Farm comprises a farmhouse and redundant buildings. Part of the former quarry workings behind the house and buildings is designated a Site of Special Scientific Interest.

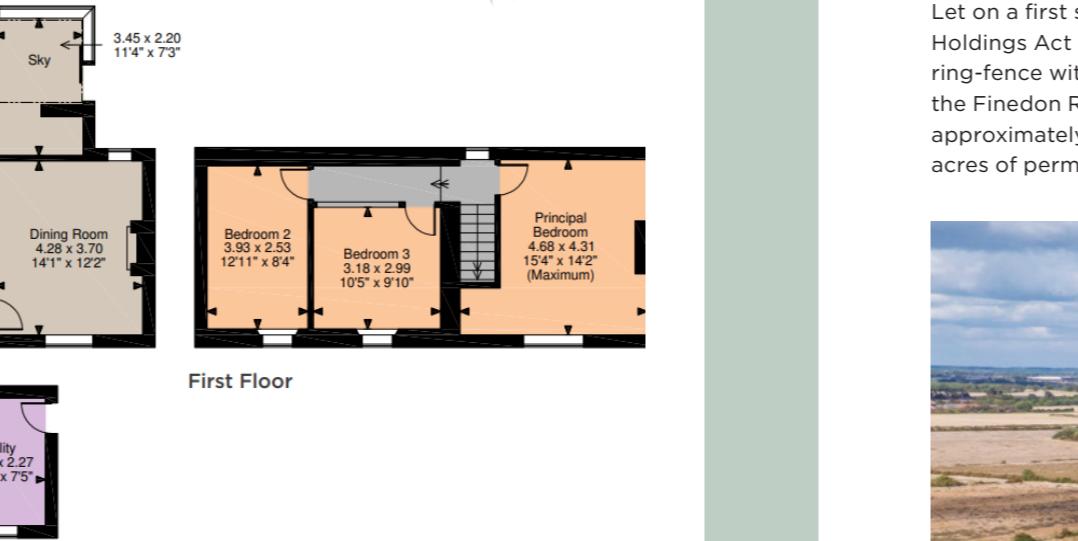
Top Lodge Farm is linked by way of a track leading to Westfield Lodge Farm which has independent access from Wellingborough Road.

Westfield Lodge Farm comprises a farmhouse, traditional and modern farm buildings, some of which are redundant. Most of the land is accessed internally from tracks that lead north from the two farmyards.

## Top Lodge Farmhouse

### Approximate Gross Internal Area:

1,380 Sq Ft / 128 Sq M



## Westfield Farmhouse

### Approximate Gross Internal Area:

1,649 Sq Ft / 153 Sq M



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances and other features are approximate only.

## Cherry Hall Farm

This holding adjoins the south side of the A6, Finedon Road and extends to about 332.09 acres (134.39 ha).

Let on a first succession Agricultural Holdings Act 1986 tenancy laid out within a ring-fence with a principal access track from the Finedon Road. The land is made up of approximately 255 acres of arable and 77 acres of permanent pasture.

## Poplar Barn Farm

Located in the eastern edge of the Estate with access directly from the Finedon Road, this is a block of arable land of about 141.2 acres (57.19 ha) with good sized fields and a range of redundant brick farm buildings.

The land is let on a Farm Business Tenancy agreement expiring in September 2026 and split into eight fields with access off a central track. The buildings offer substantial opportunities for restoration into agricultural or alternative use, subject to the necessary consents.





## FBTs A & B

Located in two separate parcels the land is situated on either side of Thrapston Road and extends to about 25.90 and 32.18 acres (23.5ha) respectively. The land is currently occupied under two Farm Business Tenancy Agreements to the agricultural holdings act tenant of Poplar Lodge Farm.

FBT A's contractual term expires in September 2029 (with a break clause in September 2027). FBT B expires in September 2026.

Access to FBT A is via an internal access from Poplar Lodge Farm and FBT B is accessed directly from the public highway.

## Land at Buccleuch

Formerly separate farms, these parcels of bare arable land extend to about 197.47 acres (79.91 ha) and have been joined together under one agreement let under a Farm Business Tenancy expiring in September 2026.

The land is split into four blocks, the southern block directly adjoining the southern edge of Finedon. Access to all four blocks can be gained directly from the adopted highway.



## Field at Stone Cross

Located in the southern half of the Estate, this is a single field of grazing land occupied under an annual licence.

Extending to about 2.97 acres (1.2 ha) the field is bordered on two sides by woodland in Estate ownership and with access via the same as there is no access from the public highway.

## In-Hand Woodland

There are a total of 54.67 acres (22.12 ha) of mixed woodland split into five separate parcels across the Estate, held with vacant possession.

## Waterwork Allotments

Extending to 3.61 acres (1.46 ha), this plot of allotments is located on the north side of Irthlingborough, accessed off Windmill Road. The land is split into 38 plots occupied by 24 individuals on allotment agreements.

## Strategic Opportunities

A large area of land on the east side of the Estate, west of Irthlingborough and south of Finedon Road, achieved a resolution to grant outline planning permission subject to conditions and an agreed Section 106 Agreement, in August 2015.

The land was subject to a promotion agreement but owing to negotiations around a land swap and agreeing the S106, this agreement was not renewed on its expiry in 2021.

The land is still considered strategic in the medium term.



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## Biodiversity Units

Carter Jonas Natural Capital Services Team has been asked to assess the potential for The Finedon Estate to engage in the market for Biodiversity Units (BU). The Estate is within the Northamptonshire Natural Character Area and the North Northamptonshire Local Planning Authority area. As such it is well placed to serve the demand for offsite BU for development around Northampton and the M1 / A14 corridors. In addition, a large part of the Estate is within the Local Nature Recovery Strategy area. Thus, there is an opportunity to create a habitat bank and subsequently sell BU to developers.

To investigate this further Future Nature was engaged to produce a Biodiversity Net Gain assessment and opportunities report which was completed in September of this year. This report included a full baseline assessment of the habitats with a river condition assessment and set out three scenarios for the creation of BU's that can be developed sequentially over time.

## Proposed scenarios

**Scenario 1** is the most straightforward of the three scenarios, involving converting most of the site to medium distinctiveness habitats such as other neutral grassland, mixed scrub, and other broadleaved woodland, all in moderate ecological condition. Other habitats proposed include some areas of traditional orchard, individual tree planting, and the enhancement of some existing hedgerows. This scenario also includes enhancements of the watercourse by reducing encroachment through a reduction in agricultural land management within 10m of the bank top.

**Scenario 2** is the most ambitious of the proposed scenarios, aiming for higher distinctiveness and better condition habitats wherever possible, including creating large areas of lowland meadow and good condition other neutral grassland, as well as traditional orchard and ponds. Other habitats proposed include some areas of other broadleaved woodland, scrub, and individual tree planting, as well as the enhancement of some existing hedgerows. This scenario also includes more significant enhancements of the watercourse through re-profiling of the bank to create shallower areas within the river channel and the removal of outfall pipes and artificial features, as well as a reduction in encroachment.

**Scenario 3** balances habitat creation and enhancement with the existing arable use of the site, including the enhancement of existing areas of modified grassland to other neutral grassland and the creation of arable field margins around the majority of retained cropland. Other habitats proposed include some areas of traditional orchard, other broadleaved woodland, scrub, and individual tree planting, as well as the enhancement of some existing hedgerows. This scenario also includes enhancements of the watercourse by reducing encroachment through a reduction in agricultural land management within 10m of the bank top.

## Commentary

There is the potential to develop a nationally significant habitat bank if either Scenarios 1 or 2 are progressed. From our experience in the marketplace such a bank could take over 20 years to sell all the BU with Scenario 3 potentially selling out in 10 years.

**Scenario 3** while creating a significant number of BU blends traditional farming with the creation of BU on the more marginal land and around the field margins. This option would involve about 20% of the current cereal farmed area being given over to the habitat bank.

The proposals have been designed so it is possible to move progressively from Scenario 3 to 1 over time. The income potential for all three options would need to be priced aggressively in the market to compete in the national as well as a local market.

The table on the right shows an indication of the possible income that could be generated, based upon an average price of £10,000 per BU to reflect the level of discount that may be needed to keep the habitat bank competitive in the marketplace over the life of the bank. Due to the scale of these proposals it may be possible to make a further return on the investment needed to meet the habitat monitoring and management obligations.

Further detail and initial modelling available on request.

Below is a summary table of the BU which could be generated from each scenario.

	Scenario 1	Scenario 2	Scenario 3
Area habitat units	3133.95	4065.30	910.75
Hedgerow units	42.46	42.46	42.46
Water course units	1.80	3.07	1.80
Total	3178.21	4110.83	955.01



## Method of Sale

The property is available for sale as a whole by Private Treaty.

## Tenure & Possession

The property is sold freehold and subject to the occupancies set out in these particulars.

## Boundaries

All boundaries outlined on the attached plans are for identification purposes only. Potential buyers are responsible for confirming the boundaries.

Any mistakes, omissions, or inaccuracies will not allow the buyer to cancel the contract or claim compensation.

## Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves and easements whether referred to in these particulars or not.

There are a number of public rights of way over the Estate, as well as overhead lines.

## Sporting, Timber & Mineral Rights

All sporting, timber and mineral rights held in hand and are included in the freehold sale, insofar as they are owned.

## Health & Safety

Given the nature of a working farm, including areas of former quarry workings now restored to agricultural use, viewings are strictly by appointment with selling agents only.

Prospective purchasers should not approach the property independently. Due to the Estate's former uses, we ask that viewers exercise caution and remain with appointed representatives during visits. Neither the seller nor the selling agents are responsible for the safety of those viewing the property, and accordingly, those viewing the property do so at their own risk.

## Covenants & Restrictions

There are restrictions and covenants listed on the Land Registry Title deeds. Further information will be made available in a data room.

## Viewings

Strictly by appointment with the Vendors agents.

## Local Authority

North Northamptonshire Council  
03001 263 000

## Data Room

Further planning, legal and technical information will be made available in a data room.

## VAT

The Vendor has opted to tax the property. VAT at the prevailing standard rate will therefore be payable by the purchaser in addition to the quoted purchase price, unless the sale qualifies as a Transfer of a Going Concern (TOGC). All interested parties are advised to seek independent professional advice regarding their VAT position.

## Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer is accepted, the purchaser(s) must provide any requested information to complete the necessary due diligence as a legal requirement.

## /// what3words

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Mid point between Finedon and Irthingborough on the A6.

## Ownership & Tenure

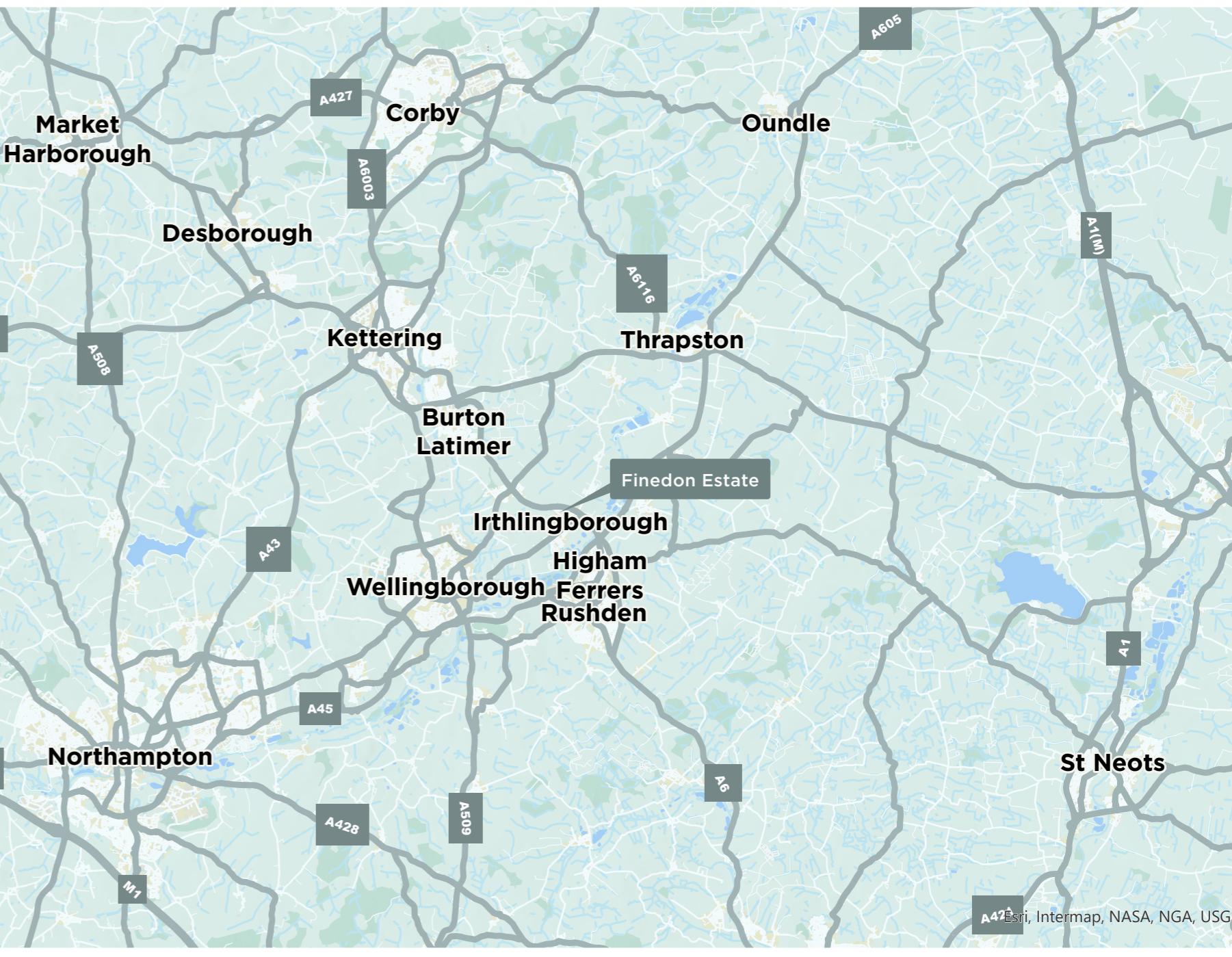
The majority of land is currently held by NSFED Limited (Land Registry details are available upon request), and subject to the following tenancies. A small part of the land (33.32 acres) is owned by SNSED Ltd. Generating a total annual rent roll of £143,353 the portfolio of let holdings offers scope for further rental growth, and reorganisation.

The individual acreages and rent for each holding is summarised below - please see plan on the rear of the sale plan.

Property	Tenancy	Acres	Annual Rent Passing	Vacant Possession
Poplar Lodge Farm	AHA 1986	679.67	£52,975	1st Succession
Top Lodge & Westfield Lodge Farm	AHA 1986	258.27	£16,680	1st Succession
Cherry Hall Farm	AHA 1986	332.09	£19,650	1st Succession
Poplar Barn Farm	FBT	141.32	£21,866	28/09/2026
Land at Poplar Lodge - A	FBT	32.18	£3,334	28/09/2027
Land at Poplar Lodge - B	FBT	25.90	£2,684	28/09/2025 *
Land at Buccleuch & Townside Farm	FBT	197.47	£25,914	28/09/2025 *
Field at Stone Cross	Licence	2.97	£250	31/01/2025 *
Waterworks Allotments	Licence	3.61	£650	
Woodland	In hand	54.67	N/A	N/A

\* Renewal terms being agreed for a 12 month term extension to expire 28th September 2026.

\*\* Renewal terms being agreed for a 12 month term extension to expire 31st October 2026.



**Carter Jonas**

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Offices throughout the UK

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