

EST 1770



Longstaff^{.COM}

SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



**Braceborough Lodge Farm, Carlby Road, Braceborough,
Stamford, Lincolnshire, PE9 4NU**

A rare opportunity to acquire a residential farm in a sought-after area, 4.5 miles from Stamford with principal residence, traditional farm buildings with potential conversion opportunities, arable, grass and spinneys.

TOTAL AREA 103.27 Hectares (255.16 Acres)

Guide Price £3.5m FREEHOLD Subject to Contract

SPALDING 01775 766766 BOURNE 01778 420406 GRANTHAM 01476 565371

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION:

Braceborough Lodge Farm lies approximately 4.5 miles north east of Stamford and just to the east of the A6121. It is within 7 miles of Bourne and 14 miles of Spalding and 12 of Peterborough and has easy connectivity to the A1 which is 5 miles at its closest point. Rail connections are excellent from Peterborough (main East Coast line) – minimum journey times to London King's Cross are less than 50 minutes, with further rail connections at Stamford, Oakham and Spalding.

DESCRIPTION:

The Farm lies to the west of the Fens in gently rolling countryside with excellent views particularly to the east. It has been in the same family's ownership since 1955.

It comprises of a significant stone-built house which has been extended in more recent times, very pleasant private gardens, traditional farm yard with stone buildings and approximately 103.27 hectares (255.16 acres) of arable land, spinneys and plantations.

TENURE AND POSSESSION:

The tenure of the farm is freehold. Possession of the land and the majority of the buildings will be available upon completion.

There are certain rights of holdover which are set out on Page 3 of these particulars.

SERVICES:

Mains Electricity (single and 3 Phase) together with mains water are connected to the yard/farm buildings. The house has mains electricity and water and a private drainage system.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:

- a. The farm is sold subject to and with the benefit of all rights of way, public or private easements and wayleaves.
- b. It should be noted that there are two gas main pipelines which cross the farm in approximately a north/south orientation. These two schemes were carried out in the 1980's and 1990's.
- c. There are 2 No. public footpaths that cross the farm from east to west.
- d. There is a right of way for the benefit of the adjacent forestry (the Forestry Commission) which runs along the southern edge of Field 12 meeting the farm roadway and then running north to the Spa Road.
- e. There are some electricity poles and overhead wires which cross the farm and which have recently been upgraded.

Further details of the above aspects are available from the Selling Agent upon request.

SPORTING RIGHTS, MINERALS AND TIMBER:

So far as they are owned, Sporting Rights, Minerals and Timber are all included in the sale.

LAND RETENTION:

It should be noted that there will be an L-shaped area of land with frontage to the Spa Road and on the edge of the nearby village of Braceborough lying towards the east side of the farm to be retained by the Vendor. The Vendor will fence the new boundary with post and wire following completion of the sale of the farm.

LAND DRAINAGE:

The farm has been underdrained – drainage plans of the relevant areas are available for inspection at the farm by prior appointment.

ADJACENT RESIDENTIAL PROPERTY:

It will be noted that there is a private residential property halfway down the drive on the west side. That property has full access rights over the section of roadway to and from the public highway. The farm maintains the full length of the gravelled driveway. The water supply at the house is sub-metered from Braceborough Lodge Farm and re-charged.

OUTGOINGS:

- a. Braceborough Lodge Farmhouse:
Council Tax – Band F - payable to South Kesteven District Council
- b. Environment Charge:
There is an annual charge for the farm payable to the Environment Agency (£277.27 for 2022/2023)

UPLIFT/CLAWBACK/OVERGE PROVISION:

It will be a condition of the sale that with regard to any part of the property, that should consent be granted for non-agricultural and non-equestrian use, that an overage payment of 35% will be payable for a period of up to **35 years** to the Vendor or her successors in title.

LAND GRADE:

The land is Grade 3 according to the Land Classification Map of England & Wales.

SOIL SERIES:

The farm falls on the edge of the Elmton 1 and Denchworth soil series.

TENANTRIGHT:

Depending on the time of year and the stage of crop establishment/land cultivations, tenantright will be charged in addition to the purchase price together with enhancement for growing crops.

DILAPIDATIONS:

There will be no allowance for dilapidations (if any).

HOLDOVER:

The following rights of Holdover are required: -

- a. House, garden and domestic garages
For a period of up to 12 months following completion of the sale of the farm. Details of the rights and obligations will be discussed in due course concerning this.
- b. Right of holdover to use the Corn Bins until 30th June 2023.
- c. To use the General Purpose Building (on the south side of the yard) for a period of 6 months following completion of the sale of the farm.

BASIC FARM PAYMENT:

The sale of the farm will include 97.57 Entitlements which will be transferred to the purchaser at no additional charge, subject to normal RPA Regulations. The vendor will retain the benefit of the 2022 claim.

CROSS COMPLIANCE:

If the sale of the farm proceeds prior to 31st December 2022, the purchaser shall indemnify the Vendor in respect of any non-compliance with the appropriate regulations.

QUOTAS:

There are no quotas included in the sale of the farm.

VAT:

The Vendor has not elected to waive the exemption to VAT. Therefore, there will be no VAT chargeable in addition to the Sale Price.

VIEWING:

Viewing is strictly by appointment with the Vendor's Agents, please contact the Agricultural Department of R Longstaff & Co.

Website: www.longstaff.com
Email: agricultural@longstaff.com / crml@longstaff.com
Address: 5 New Road, Spalding, Lincolnshire, PE11 1BS
Telephone: 01775 765536

HEALTH & SAFETY:

All those entering the farm should take great care both for themselves, their property and any part of the farm or crops. It should be remembered that this is a working farm and neither the Vendor nor the Agents are responsible for any injury or accident that occurs on the farm.

PLANS AREAS AND SCHEDULES:

Plans, Areas and Schedules set out in these particulars have been taken with a combination of Ordnance Survey information and from plans prepared by the Rural Payments Agency. They are provided as a 'guide' and their accuracy is not guaranteed. The plans are for identification purposes only and interested parties must verify all field/farm areas to their satisfaction.

APPARATUS AND SERVICES:

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections. The fireplaces are not currently functional.

VENDOR'S SOLICITORS:

Contact: Roythornes Ltd., Enterprise Way, Spalding, PE11 3YR
Tel: 01775 842500

LOCAL AUTHORITIES:

District and Planning: South Kesteven District Council, St Peter's Hill, Grantham, NG 31 6PZ
Call: 01476 406 080

Water: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
Call: 08457 919 155

County & Highways: Lincolnshire County Council Offices, Newland, Lincoln, LN1 1YL
Call: 01522 552 222

Environment Agency: <https://www.gov.uk/government/organisations/environment-agency>

DETAILS OF BUILDINGS AND ACCOMMODATION :

BRACEBOROUGH LODGE FARM HOUSE

A detached Farmhouse principally of 2 stories but with some single storey projections, set in private grounds immediately adjacent to the Farm Yard buildings.

The house is built of stone and reconstituted stone under a blue slate roof. We understand that the house was originally built in c.1861 and was subsequently extended in the 1980's.

It offers the following accommodation: -

Ground Floor

Front Entrance Hall:	4.50m x 1.53m
Main Reception Hall:	5.26m x 2.47m - Side Entrance Door, staircase off
Front Drawing Room (South East):	4.30m x 4.88m
Study (South West):	4.31m x 4.85m
Sitting Room/Dining Room:	7.57m x 4.45m with extensive views to the east
Kitchen:	3.97m x 4.42m extensive fitted units including hob unit and eye level oven together with sink
Pantry No. 1:	2.21m x 2.48m fitted shelves
Pantry No. 2:	2.47m x 1.39m fitted shelves
Dog House:	1.20m x 2.45m which leads off the kitchen
Rear Hallway:	1.38m x 8.30m external entrance doors providing access to:
Utility Room:	2.51m x 2.78m plumbing for washing machine
Built-In Shower Unit off with shower cubicle	
Cloakroom with wash hand basin and separate WC	
Farm Office:	3.99m x 3.48m Store off

First Floor

Staircase from Reception hall to first floor

Landing:	Two walk in store cupboards
Bedroom No. 1 (South West):	4.30m x 4.84m
Bedroom No. 2 (South East):	4.33m x 3.47m
Bedroom No. 3 (South):	3.01m x 3.06m
Bedroom No. 4 (East):	2.75m x 4.42m
Bedroom No. 5 (East):	4.55m x 4.43m (maximum measurements) including 2 built-in wardrobes
Main Bathroom:	5.10m x 2.45m (maximum measurements) with 3-piece coloured suite and 2 No. large built in airing cupboards with tank and immersion heater
Access to:	
Bedroom No. 6 (North East):	4.02m x 4.45m (including Ensuite shower room)
Ensuite Shower Room:	With large built in shower unit and wash hand basin and vertical heated towel rail

Note: The main bathroom could potentially be split to provide separate access to Bedroom No. 6/Ensuite Shower Room.

The house has the benefit of sealed double-glazed units and has a number of night storage heaters installed.

Outside: The house has a southerly aspect with other principal rooms having extensive views to the East over the Farm and towards the Fens. The immediate private gardens are enclosed with mature hedging and a number of trees with external terraces and paved areas. There is ample gravelled car parking areas immediately adjacent to the house.

Services: Mains electricity and water are connected. Drainage is to a private system within the garden.

DETAILS OF FARM BUILDINGS AND YARD

There is an extensive range of traditional and more modern buildings which all lie in a rectangular yard area to the west of the main drive and house.

Most of these are stone built with slate or tiled roofs and the more modern building being of steel portal framed construction with single skin asbestos and load bearing walls.

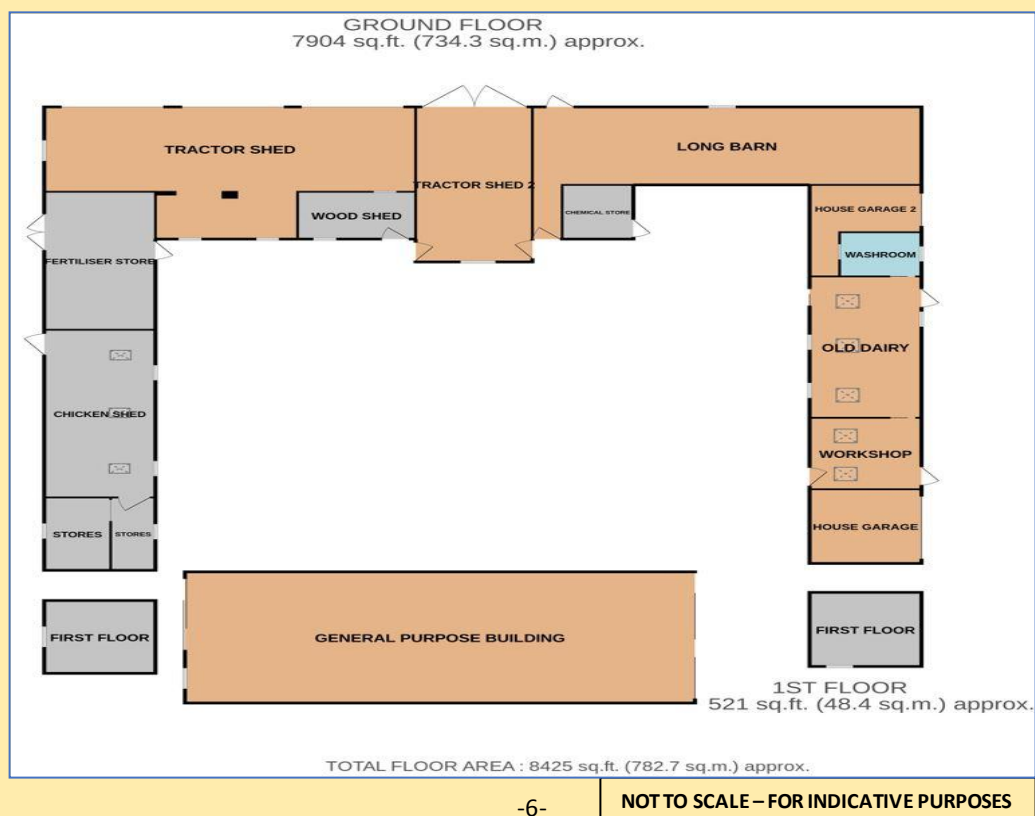
House Garage:	4.92m x 4.95m up and over door, concrete floor
Adjoining Workshop:	4.85m x 4.75m
Old Dairy:	9.39m x 4.85m washroom and facilities off 3.60m x 2.93m
House Garage No. 2:	3.02m x 4.91m up and over door and recess off
Long Barn:	17.1m x 1.53m roller shutter door. Access from North side, concrete floor
Tractor Shed:	17.2m x 5.26m four bay open fronted with soil floor and area to rear 3.40m x 6.24m
Fertiliser Store (North West):	6.90m x 9.20m
Chicken Shed:	11.15m x 4.88m
Adjoining Stores:	4.84m x 4.91m similar area to first floor
Chemical Store:	3.10m x 3.18m
Tractor Shed No. 2:	5.17m x 10.57m double doors and concrete floor
Wood Shed:	5.20m x 2.97m
General Purpose Building:	8.75m x 22.50m of steel portal frame construction, single skin asbestos roof and two sets of sliding doors with concrete floor 4.40m to eaves (approx.)
Open Fronted Implement Store (North side of yard):	22.6m x 5m metres seven bays of concrete block, steel, timber and corrugated iron construction (in poor condition)

4 No. External Drying Bins (approximate 90 tonnes capacity each)

2 No. External Storage Bins (approximate 80 tonnes capacity each)

2 Fan Houses with Centrifugal Typhoon Fans and Heater Banks with gas heater and automatic controls.

FLOOR PLAN OF FARM BUILDINGS

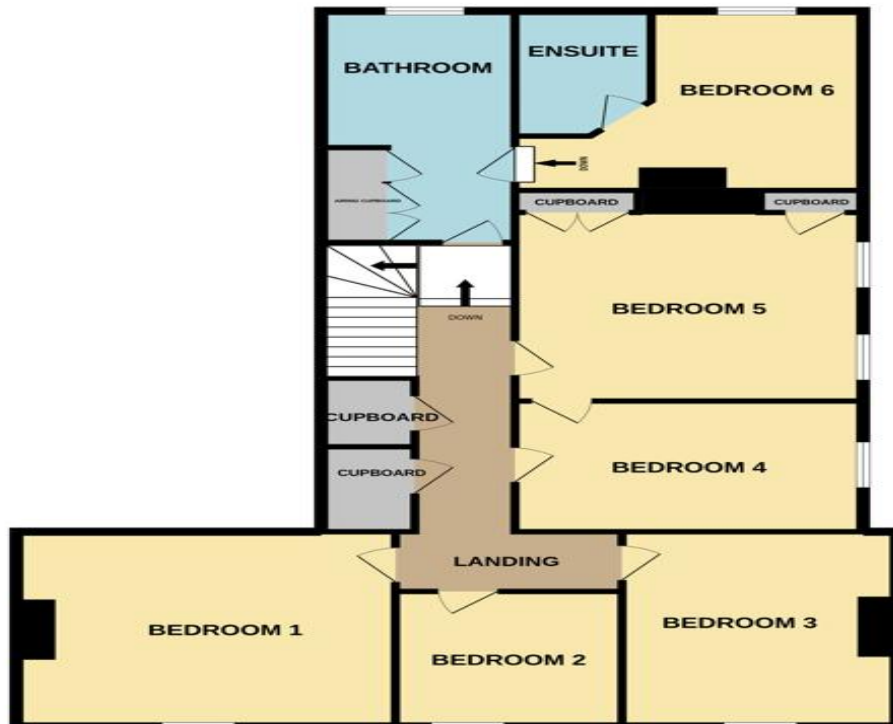


FLOOR PLANS OF HOUSE

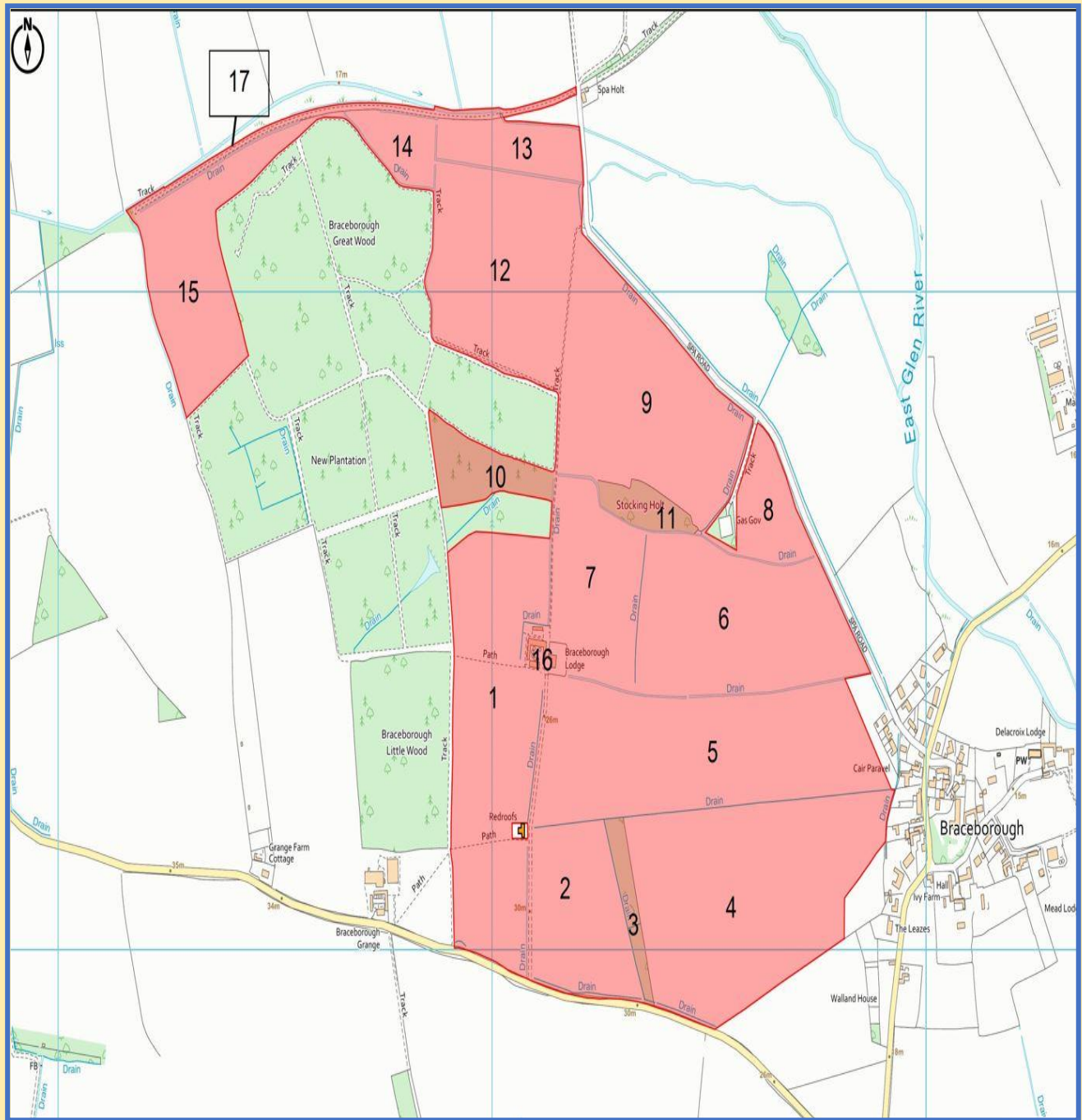
GROUND FLOOR
1788 sq.ft. (166.1 sq.m.) approx.



1ST FLOOR
1363 sq.ft. (126.7 sq.m.) approx.



FARM PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

GAS MAINS

Two schemes took place in the 1980's/1990's with the result that there are two gas pipelines that cross parts of the farm – At the time of the East Scheme, a gas 'governor' station was built, and land transferred to British Gas. This has access from the Spa Road and is located just to the east of Stockings Holt (No. 11) and lies between Field No's 8 and 9.

POSSIBLE SOLAR SCHEME

Plans have been put forward for land to the south west of Braceborough Lodge Farm for a solar scheme under the umbrella of Mallard Pass PV Scheme. Interested parties who may wish to obtain more information regarding this proposal should direct it to the South Kesteven District Council Planning Department.

On the plans seen by the selling agents, the area closest to the farm has been zoned as a proposed ecological area.

FARM SCHEDULE AND PAST CROPPING

No of Field	RPA No.	Description	Total RPA Area		2022/21	2021/20	2020/19	2019/18	2018/17
			Ha	Ac					
1	0233	Arable	12.28	30.34	Sp Beans	W Barley	S Barley	S Barley	W Wheat
2	1908	Arable	5.55	13.71	W Wheat	Sp Beans	S Barley	W Wheat	W Wheat
3		Spinney	0.95	2.36	Woodland	Woodland	Woodland	Woodland	Woodland
4	5909	Arable	14.91	36.84	W Wheat	Sp Beans	S Barley	W Wheat	OSR
5	5030 (Pt)	Arable	13.96	34.49	W Wheat	Sp Beans	S Barley	W Wheat	OSR
6	5548	Arable	10.34	25.55	Sp Beans	W Barley	Sp Barley	Sp Barley	W Wheat
7	2456	Arable	5.64	13.93	Sp Beans	W Barley	Sp Barley	Sp Barley	W Wheat
8	6268	Arable	2.63	6.49	W Barley	W Wheat	Sp Beans	OSR	Sp Barley
9	3285	Arable	11.41	28.19	W Barley	W Wheat	Sp Beans	OSR	Sp Beans
10	9774	Plantation	2.14	5.28	Woodland	Woodland	Woodland	Woodland	Woodland
11		Stocking Holt Spinney	1.11	2.76	Woodland	Woodland	Woodland	Woodland	Woodland
12	0205	Arable	9.72	24.01	W Barley	W Wheat	Sp Beans	OSR	Sp Barley
13	0323	Arable	2.51	6.20	W Barley	W Wheat	Sp Beans	OSR	Sp Barley
14	7823	Grass	1.64	4.05	Grass	Grass	Grass	Grass	Grass
15	3101	Grass/Arable	6.57	16.23	W Barley	Wheat	Sp Beans	OSR	Sp Barley
16		House/Yard Buildings	0.65	1.60					
17		Former Railway Line	1.26	3.13					
TOTAL FARM AREA			103.27	255.16					

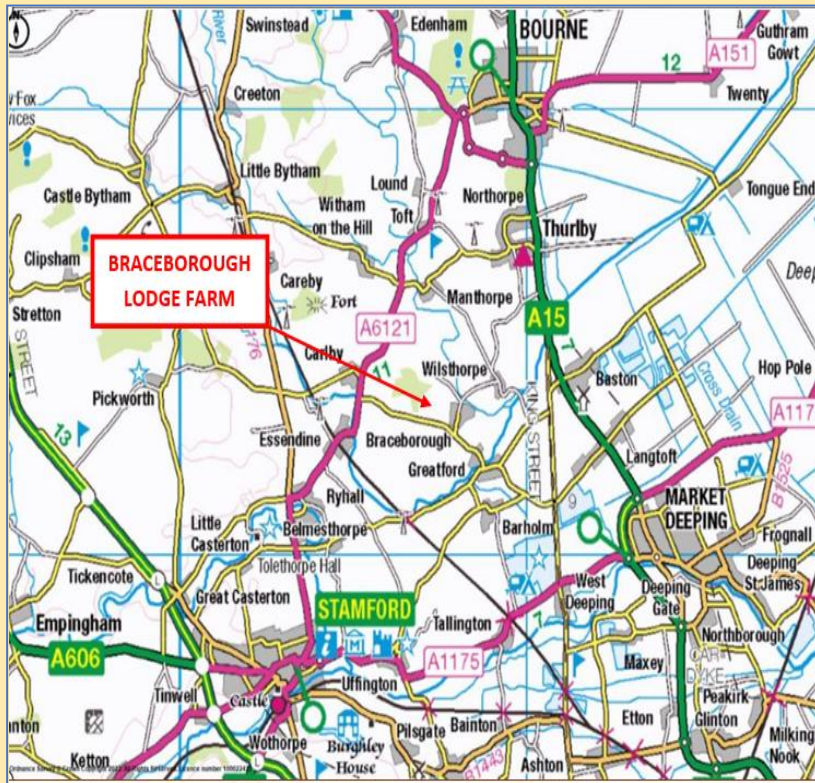
PHOTOGRAPHS OF THE YARD AND BUILDINGS



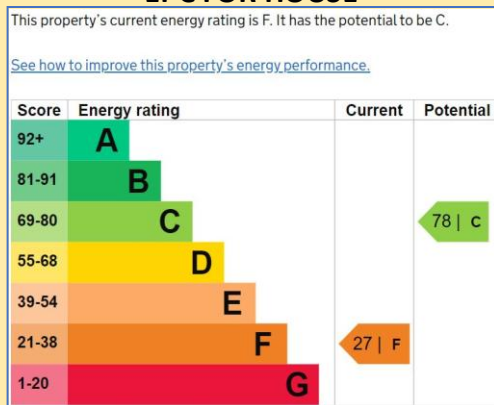
GENERAL VIEWS OF THE FARM



LOCATION PLAN



EPC FOR HOUSE



TENURE Freehold

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric on a wall to wall basis.

Ref: S11037 (Nov 22)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 765536
E: crml@longstaff.com
www.longstaff.com

PARTICULARS AND PHOTOGRAPHS

These were prepared in October 2022.
Photographs were taken during Summer/
Early Autumn of 2022.

