



FOR SALE – Ash Tree Farm, Leagate Road, Gipsey Bridge, Boston, Lincolnshire, PE22 7BZ

- **Informal Tender Date 16th May 2025 at 12 Noon**
- Development Opportunities, subject to Planning Permission
- Traditional Barns and Farmhouse (EPC rating F)
- Arable land and Grass land
- Four Lots

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These particulars were prepared March 2025.

Location

Ash Tree Farm comprises a traditional farmhouse in need of renovation and updating with grass land, being Lot 1. There is a range of traditional buildings and pole barn and yard, being Lot 2. There are two fields of arable land, being Lot 3 and Lot 4.

The farm is located on Leagate Road at Gipsy Bridge, which is a hamlet in South Lincolnshire, five miles Northwest of Boston. The post code is **PE22 7BZ**. The access to the property can be found by what three words `///corded.waged.resolved`

Lot 1 – Farm House set in 15.84 Ac (6.41 Ha) – Guide Price £335,000

Ash Tree Farm House is of red brick construction beneath a slate and tile roof and comprises on the ground floor: Kitchen 3.43m x 2.76m, Dining Room 3.38m x 2.77m, Lounge 3.66m x 4.60m and Living Room 3.43m x 3.68m. On the first floor: Bedroom 2.78m x 3.34m, Bedroom 3.62m x 3.30m, Bedroom 4.60m x 2.75m and bathroom 2.79m x 3.88m comprising bath, W.C and wash hand basin.

Outside there is a small garden and grass fields leading to south towards Gypsy Bridge and extends in total to 15.84 acres. The property is outlined and hatched red on the Sales Particulars Plan.

There is an overage in place for 40 years for 30% of the uplift in value on the implementation of planning permission enabling more than one dwelling to be established on the property.

The property is accessed directly from the public highway. Lot 1 also has a Right of Way over Lot 2.

Lot 2 – Building extending to 0.22 Ac (0.09 Ha) – Guide Price £100,000

The farm buildings at Ash Tree Farm comprise an L shaped two storey and single storey range of traditional farm buildings. With pole barn lean to.

Outside there is a yard and grass area. The property is outlined and hatched blue on the Sales Particulars Plan.

The property is accessed directly from the public highway. The property provides a Right of Way to Lot 1 and Lot 3.

Lot 3 – Arable land extending to 5.36 Ac (2.17 Ha) – Guide Price £47,000

5.36 acres of good quality arable land in one field to be cropped with maize. The property is outlined and hatched orange on the Sales Particulars Plan.

The property is accessed via a Right of Way over Lot 2.

Lot 4 – Arable land extending to 7.12 Ac (2.88 Ha) – Guide Price £62,500

7.12 acres of good quality arable land in one field to be cropped with maize. The property is outlined and hatched purple on the Sales Particulars Plan.

The property is accessed directly from the public highway.

Planning

For planning enquiries please contact Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR 01205 314305.

Services

Mains water and single phase electricity are connected to Lot 1 and Lot 2. Foul drainage to Lot 1 is via a private system.

Lot	2025	2024	2023	2022	2021	RPA Field No.	RPA Area (Ha)	RPA Area (Ac)
1	House						0.16	0.40
1	Grass	Grass	Grass	Grass	Grass	TF2750 7238	1.26	3.11
1	Grass	Grass	Grass	Grass	Grass	TF2750 7434	1.29	3.19
1	Grass	Grass	Grass	Grass	Grass	TF2750 7626	3.70	9.14
2	Buildings						0.09	0.22
3	Maize	Wwheat	Wwheat	Wwheat	Wwheat	TF2750 6943	2.17	5.36
4	Maize	Wwheat	Wwheat	Wwheat	Wwheat	TF2750 6449	2.88	7.12
							11.55	28.54

Basic Payment Scheme

The Land is registered with the Rural Payments Agency; however, all delinked payments will be retained by the Seller's.

Countryside Stewardship Scheme

There is currently a Mid-Tier Countryside Stewardship Scheme in place which includes options on the property and other land not included with the sale. current scheme is to be split and transferred to the buyer/s. Details of the current Agreement options and payments are available from the Seller's Agent.

Management Compliance

The Vendors will be responsible for following the DEFRA Rules for Farmers and Land Managers up to the date of completion. The buyer/s will take over these obligations on Completion and will indemnify the Seller's for any non-compliance which results in a penalty or reduction in the Seller's payments under the Basic Payment Scheme and/or Countryside Stewardship Scheme.

Sporting and mineral Rights

The sporting and mineral rights are included in the sale, insofar as they are owned.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

Health and Safety

The property is part of a working farm and therefore Viewers should be careful and vigilant whilst on the holding. Neither the Seller's nor the Seller's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Tenantright

The land is to be sold free of any Tenantright claim.

Holdover

Holdover is required on all the land until 30th September 2025.



Ossain Offshore Wind Farm

The Seller has been contacted by Ossain Offshore Wind Farm. Further details are available from the Seller's Agent.

Method of Sale

The Informal Tender date is Friday 16th May 2025 at 12 Noon. Tenders should be submitted on the tender form attached to michelle@ealandagents.co.uk or in person to Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft, Lincolnshire, PE6 9QB. Please advise in advance if you are delivering the Tender form in person.

Tenure, Exchange and Completion

The land is sold freehold with vacant possession on completion, subject to holdover where required until 30th September 2025.

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Anti Money Laundering and Proof of Funds

Buyer/s will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Please provide proof of funds at the same time as making your bid.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

- Lot 2 provides Right of Way to Lots 1 and 3

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Seller's Agent will be responsible for defining either the boundaries or their ownership.

VAT

VAT is not payable.

Viewings

Viewings will be permitted only by appointment with the Seller's Agent on the viewing days, please book your appointment to confirm attendance:

Monday 14th April - 11.45 am to 1pm

Thursday 24th April – 6.15 pm to 7.30 pm

Thursday 1st May - 11.45 am to 1 pm

Saturday 10th May - 11.45 am to 1 pm

Seller's Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

Tel: 01778 700194 or elizabeth@ealandagents.co.uk

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

The graph shows this property's current and potential energy rating.