FOR SALE BY INFORMAL TENDER
Tender date: Thursday 14th July, 2016, 12 Noon

HALL FARM,
HAMERINGHAM,
HORNCASTLE, LN9 6PE

115 ACRES

A small predominately arable farm of 115 acres of Grade II and III land set in the lower south facing slopes of the Lincolnshire Wolds, with unaltered Georgian farmhouse, farm buildings, and an edge of village location.

Available as a whole or up to four lots
**LOCATION**

Hall Farm lies just to the west of the hamlet of Hameringham which itself is only 4 miles east from the old market town of Horncastle.

The farm is located within an Area of Great Landscape Value and has far-reaching views to the south.

Lincoln is 27 miles to the west, the East Coast Mainline at Grantham is 40 miles to the south west, and Humberside Airport is 35 miles to the north.

**GENERAL DESCRIPTION**

Good quality arable and grass land farm with a well situated farmhouse and a range of buildings offering much potential.

Plans and schedules are appended.

**DIRECTIONS**

The farm is best accessed from the B1195 from where you take the turning to Hameringham to the west of Winceby. Take the next right into Hameringham and the farm lies on the right once you have left the village.

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**LOT 1**

**THE FARMHOUSE AND YARD**

**IN 6.31 ACRES**

A late Georgian detached farmhouse occupying an elevated south facing position, in original condition.

The farmhouse has an internal floor area of approx. 1,700 sq ft and requires full renovation. It has been empty for over 2 years and it is understood this may allow a reduced rate of VAT for renovation. The Energy Efficiency Rating for the house is G (1).

Lot 1 includes a large range of brick and tile traditional farm buildings (over 3,500 sq ft) plus a steel portal framed covered yard and Nissan shed. All are in poor condition but most worthy of renovation. Permitted development rights should assist in any change of use required.

The property has a wide frontage to the highway making it capable of subdivision if required.

There are grass paddocks either side of the yard and a mature shelter belt behind. The property includes the former and now dilapidated Smithy. The shelter belt was planted in 1953.

**THE ACCOMMODATION COMPRISSES:-**

*Front Door*

With fan light over to entrance Hall with terrazzo tiling and stairs to the First floor

*Drawing Room (15’ x 14’)*

Shutter to south window

*Dining Room (15’ overall x 11’)*

With dado rail and shutter on south window

*Kitchen (13’ 5” x 10’10”)*

Having rear entrance door, stainless steel sink unit and built in range with cupboards either side and back boiler; bacon hooks in ceiling.
Pantry (7’9” x 6’3”)
With understairs recess

Larder (7’ x 7’)
A high ceiling with bacon hooks and hanging rail

**First Floor**

**Landing**
With arched rear window and access to roof space

**Bedroom 1 (North and East) (15’ x 11’)**
With airing cupboard

**Bedroom 2 (13’9” x 11’)**

**Bedroom 3 (South) (8’ x 7’9”)**

**Bedroom 4 (South and west) (12’4” x 12’2”)**

**Bathroom (West and North) (12’4” x 10’ 3”)**
With white 3 piece suite of cast iron white enamelled bath with hand grips, pedestal sink and low level w.c.

**OUTSIDE**
To the rear there are domestic outbuildings including brick built stores and a brick and slate range and wash house, large garage but attached to the old crew yard barn and granary.

Other farm buildings include a brick and tiled range of cartsheds with dog run attached; a three bay timber cart shed: a 1960’s Nissen corn store (c 30’ x 20’) and a 1962 steel stanchion, covered yard 90’ x 45’ (one bay with concrete floor).

**LOT 2**

**NORTH OF HIGHWAY**

**73.76 ACRES**

This block of 73 acres extends behind Lot 1 with approximately 19 acres of grass and 54 acres of arable land, capable of growing good crops of cereals and sugar beet. The grassland has some drainage and could be suitable for arable cultivation subject to Natural England consent.

The land runs back to Westmoor Wood and has good frontage at the south to the Horncastle/Hameringham Road.

**LOT 3**

**SOUTH OF HIGHWAY**

**29.73 ACRES**

Nearly 30 acres with good road frontage and lying opposite to the previous lots.

Approximately 20 acres is good grade II arable land capable of growing good crops of cereals and sugar beet. The balance is old grass land straddling the “North Beck”.

**LOT 4**

**CHAPEL LANE**

**5.33 ACRES**

Two grass fields in the village. One field lies east of Chapel Lane, between the Rectory and Chapel Cottage. The other adjoining field is south of the Main Street again between properties. It is old grassland with some hope value for long term development and other potential such as garden extensions and “horsiculture”.

With some mature parkland trees, and hedges as well as a natural water supply, this is an interesting idyllic property.
**GENERAL REMARKS**

**SERVICES**
Mains electricity (including 3 phase) and water are connected to Lot 1. Foul drainage is to a private system. No mains gas is available in the village.

**COUNCIL TAX:**
The farmhouse lies in Council Tax Band D.

**TENURE:**
Freehold with vacant possession on 5th October. There will be a right of holdover for any crops not harvested up to 31st October. Early possession may be agreed for arable fields once the harvest has been removed, straw can be left or chopped. The grassland is occupied on grazing licences up to 31st October and the Licence fee shall be retained in full by the vendors.

**LAND:**
The land is MAFF Grade II and III, Swaffham Prior well drained loam over chalk.

**BOUNDARIES:**
Past maintenance of boundaries are shown on the plan with “T” marks.

**BASIC PAYMENT SCHEME:**
The entitlements to the Basic Payment Scheme are available to the purchasers at open market value. In total there are 111.31 available to be proportioned between the lots.

For the avoidance of doubt the Basic Payment for the 2016 year has been applied for and will be retained by the vendors/current occupiers. The purchasers will undertake not to cause a breach of cross compliance that might jeopardise this claim.

Copies of the Rural Land Registry maps are available at the agents Horncastle office together with a copy of the relevant parts of the 2016 Basic Payment Scheme application.

**STEWARDSHIP:**
The land is not part of any existing stewardship scheme.

**UNDERDRAINAGE:**
Some plans of past schemes are available at the agents Horncastle office.

**DRAINAGE RATES:**
The Environment Agency’s General Drainage charge is due. In April 2016 c.£134 was paid.

**RIGHTS OF WAY:**
The farm is sold with all rights of way, and easements whether beneficial or dominant. Payment for an electricity wayleave crossing lots 2 and 3 will be divided.

**SPORTING AND MINERAL RIGHTS:**
The shorting rights are included in the sale. The mineral rights are not available to be included in the sale.

**TENANTRIGHT AND DILAPIRADIONS:**
There will be no claim for tenantright nor counter claim for dilapidations.

**DEPOSIT:**
The successful purchaser/s will be required to pay 10% deposit on exchange of contracts and a double deposit if early possession of part is agreed.

**VIEWING:**
Strictly by appointment only via our Horncastle Office.

**METHOD OF SALE**
The farm is offered for sale by informal tender as a whole or in 4 lots (unless previously sold). All offers are subject to the following tender conditions and are to reach the agents Horncastle office by **12 Noon on Thursday 14th July, 2016**.

**AGENT**
Robert Bell & Company, Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222 Email: george@robert-bell.org

**SOLICITORS:**
Messrs.Chattertons, 5, South Street, Horncastle, LN9 6DS Tel: 01507 522222
**Ordnance Survey Map 1906 Edition**

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**Farmhouse Floor Plan**

[Diagram of Farmhouse Floor Plan]
### Rural Land Registry Schedule and Past Cropping

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**DISCLAIMER**
These particulars were prepared in May, 2016
Messrs Robert Bell and Company for themselves and for vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.
(v) Any maps/plans are for identification purposes only. Reproduced from the Ordnance Survey Map with the permission of Her Majesty’s Stationery Office. Crown Copyright Reserved. Licence No. E5759244
Tender Form (Subject to Contract)

**Property:**  
Hall Farm, Hameringham

**Closing Date:**  
12 Noon Thursday 14th July, 2016

**Conditions:**  
Tenders are made subject to the accompanying particulars and the following conditions:

1) Tender should be made out by completing this pro-forma and submitting:
   a) in a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, LN9 5HY (Envelope marked in the top left hand corner HALL FARM TENDER)
   b) as an attachments by email to george@robert-bell.org (Subject HALL FARM TENDER)

2) Tenders must be received no later than 12 Noon Thursday 14th July, 2016.

3) Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.

4) All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.

5) You should confirm in your tender any conditions that may affect your ability to purchase eg that your offer is dependent on a mortgage or offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.

6) The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 42 days of their solicitor receiving a contract.

7) A deposit of 10% of the purchase price will be payable on exchange of contracts or a double deposit if early possession of part is agreed.

8) All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.
I / We hereby offer to purchase, subject to contract, the following lot(s) of the property and confirm our agreement to the terms of the tender procedure.

**LOT 1**  Hall Farmhouse, yard in 6.31 acres in the sum of: £.............................

..................................................................................................................................................(words)

**LOT 2**  North of Highway 73.641 acres in the sum of: £.............................

..................................................................................................................................................(words)

**LOT 3**  South of Highway 29.731 acres in the sum of: £.............................

..................................................................................................................................................(words)

**LOT 4**  Chapel Lane 4.05 acres in the sum of: £.............................

..................................................................................................................................................(words)

**THE WHOLE**  in the sum of: £.............................

..................................................................................................................................................(words)

The acquisition will be funded by: ....................................................................................................

Tenderer(s) Signature: ....................................................................................................................

Full Name: .................................................................................................................................

Address: ....................................................................................................................................

Telephone: .................................................................................................................................

Email: ...........................................................................................................................................

**Solicitors Name:** ......................................................................................................................

Of: ..............................................................................................................................................

Telephone: .................................................................................................................................

Email: .........................................................................................................................................