

188 Acres (76 Hectares)

Abbey Warren Farm, Bucknall, Woodhall Spa, Lincolnshire, LN10 5DX



# Abbey Warren Farm, Bucknall, Woodhall Spa LN10 5DX

Lincoln - 12 miles   Woodhall Spa - 5.4 miles   Horncastle - 7.5 miles

## In all about 188.90 acres (76.44 hectares)

A first class mixed farm, which includes a farmstead, with five bedroom brick farmhouse and a range of modern and traditional buildings in 13.26 acres or thereabouts.

Brick and slate country cottage with 3.02 acres.

Farmland extending to around 172.42 acres (69.77 hectares).

All in very good heart, the farm having always carried a herd of suckler cows and followers.

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

Guide price: £1,950,000



### Description

A traditional mixed farm of 188 acres, located in an attractive quiet rural backwater, and yet conveniently close to the Cathedral City of Lincoln and the attractive town of Woodhall Spa.

The Farmstead, with farmhouse and buildings, lends itself to a variety of uses, subject to any necessary consents. It is surrounded by established grassland, eminently suited to carrying pedigree livestock or horses.

The farm buildings would convert to equestrian or other uses, including residential, if no longer required for agriculture, subject to the necessary consents.

The Country cottage is available with 3 acres of land, if required.

The Farmland, excluding that potentially available with the farmstead and the cottage, extends to 172 acres or thereabouts of which 125 acres are in arable rotation and 40 acres in permanent grass.

### Location

The farm is located at the end of Campney Lane in open countryside.

Campney Lane adjoins the B1190 between Bucknall and Bardney.

### Directions

Turn South off the B1190 by the bridge over the catchwater drain, Southwest of Bucknall. Carry on down Campney lane, past Campney Grange Farm and turn right. Follow the public highway round a left hand bend until it joins the farm road. The farm is at the end of the farm road. The cottage is by the gate into the home field.

### Situation & Amenities

The farm is located in open countryside but is 2 miles from the village of Bardney which offers local shopping, public house and a primary school.

Woodhall Spa has good local shopping, together with hotels and several heritage sites associated with the RAF 617 Squadron (The Dambusters). The National Golf Centre, Jubilee Park outdoor heated swimming pool and the Kinema in the Woods offer famous leisure activities.

### Method of Sale

The farm is offered for sale by Private Treaty with a guide price of £1.95m for the whole.

It is also available in lots, the boundaries of which can be adjusted according to individual needs.

### LOT 1

The Farmstead in 13.26 acres, illustrated separately on the plan, has a guide price of £490,000.

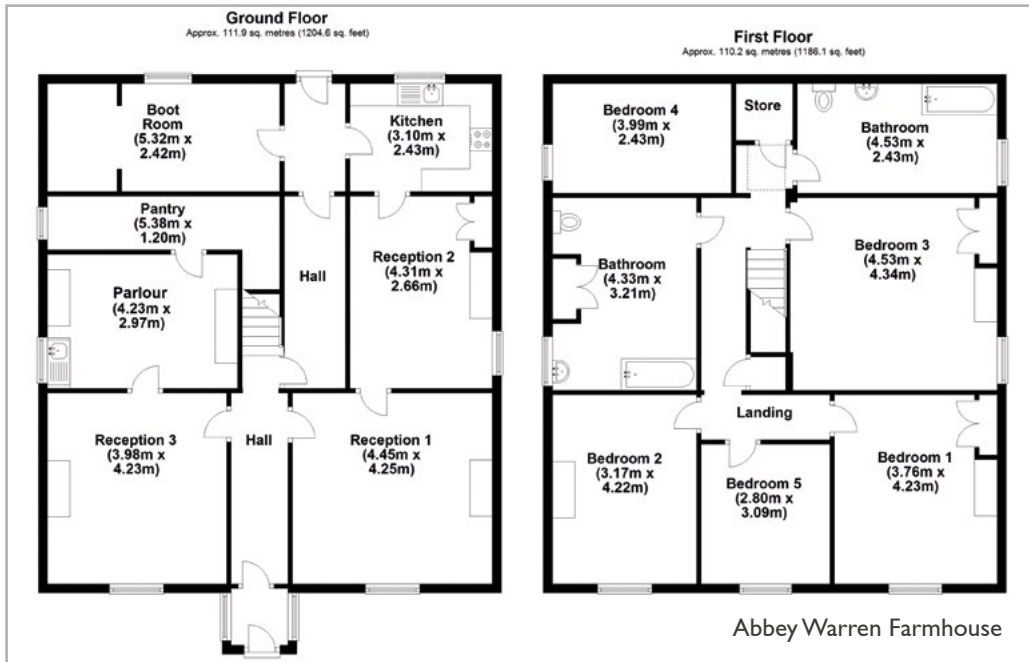
### LOT 2

The Country cottage, illustrated on the plan with 3 acres, has a guide price of £290,000.

### LOT 3

The Farmland extends to 172.42 acres and has a guide price of £1,170,000.

Potential purchasers are invited to discuss their individual requirements with the selling agent.



#### LOT 1

Abbey Warren farmhouse, farmyard and permanent grass extending in an all to 13.26 acres or thereabouts.

A period five bedroom farmhouse, farmyard with a traditional range of brick and slate buildings and modern portal framed building together with about 10 acres of permanent grassland. There is a pond to the front of the house.

The farmstead is approached across the home grass field.

#### The Farmhouse

Built of brick with slate and concrete tile roof. The front section of the house is a later addition to the original smaller farmhouse. The house is in need of restoration and modernisation.

#### Accommodation

##### Front Porch

With double glazed front door, leading to rear entrance

##### Hall

With stairs rising to first floor

##### Front Room (3.98m x 4.23)

Tiled fireplace, electric storage radiator, open doorway into:

##### Parlour (4.23 x 2.97m)

Tiled fireplace, sink unit, storage heater.

##### Pantry

L Shaped, fitted shelving.

##### Rear Entrance

Step down to Boot Room (5.32m x 2.42m)

Fitted shelving, brick floor.

##### Galley Kitchen (3.10 x 2.43m)

With fitted units.

##### Reception Room Two (East facing) (4.31 x 2.66m)

With built in china cupboard, radiator, electric storage radiator, beamed ceiling with traditional hanging hooks.

##### Living Room/Reception Room One (South facing) (4.45 x 4.25m)

With multi-fuel stove and back boiler.

##### First Floor (Right hand side)

##### Double Bedroom Three (4.53 x 4.34m)

With cast iron hob grate in surround with shelf, built in arched cupboard with shelves, radiator.

##### Steps down to Bathroom (4.53x 2.43m)

Sloping ceiling over panelled bath, pedestal wash basin, radiator, electric storage radiator.

##### Steps down to Walk in Store

##### Bedroom Four (3.99 x 2.43m)

##### Steps up to Inner Landing

##### Bathroom (4.33 x 3.21m)

Panelled cast iron bath, pedestal wash basin in window, airing cupboard with hot water tank, WC.

##### Walk in Storage Cupboard

Over stairs (giving access to roof space).

##### Front Bedroom Two (South facing) (4.22 x 3.17m)

Cast iron fireplace with kettle stand.

##### Front Bedroom Five (South facing) (3.09 x 2.80m)

##### Front Bedroom One (South facing) (4.23 x 3.76m).

Cast iron fireplace, fitted wardrobes, airing cupboard with hot water tank heated from the multi-fuel stove or immersion heater, radiator.



### Services

Radiators heated from wood burning stove in breakfast room, two bedrooms and bathroom.

Mains electricity

Mains Water

Drainage to a private system

### Outbuildings

Brick and pantile wash house with copper and store

Pig sty (accessed from the field).

### Garden

Extensive lawned areas to front and sides with established trees sheltering the garden including horse chestnut, cherry and sycamore. Orchard trees include cooking apple, pear and plum.

### The Farmyard

Traditional courtyard of buildings, built of brick with principally slate roofs.

The crew yard has been covered by a steel portal framed building (18.28 x 12.2m) with lean-to (18.28 x 8.22m) with asbestos roof, raised central feed passage.

The yard opens into the grass field surrounding the yard.

Single storey range of stables opening into the crew yard including bull pen/loose box, isolation box and calf creep box.

Former brick and slate cow house including chemical store together with timber monopitch machinery store lean-to.

### Barn (8.22 x 5.48m)

Brick and slate with concrete floor

### Machinery Shed (10.72 x 5.24m)

Monopitch with corrugated metal replacement roof over brick walls.

Small range of brick and slate buildings and corrugated metal roofs incorporating meal house, garage, former pig sty.

Principal steel portal frame Building (30.48 x 11.58m) with lean-to (30.48 x 9.14m) used as cattle yards, either side of a raised feed passage, and for general purpose storage.

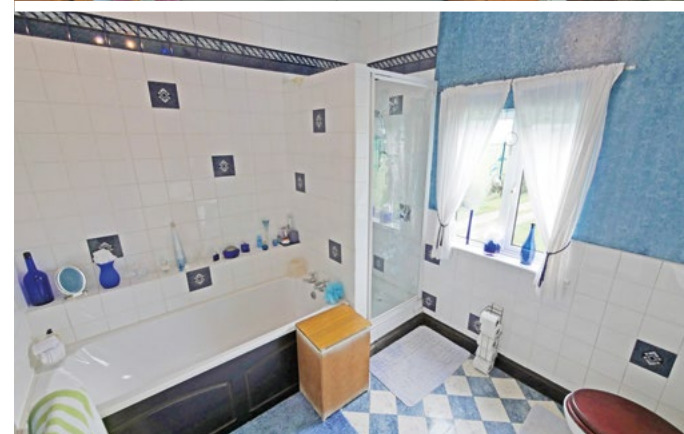
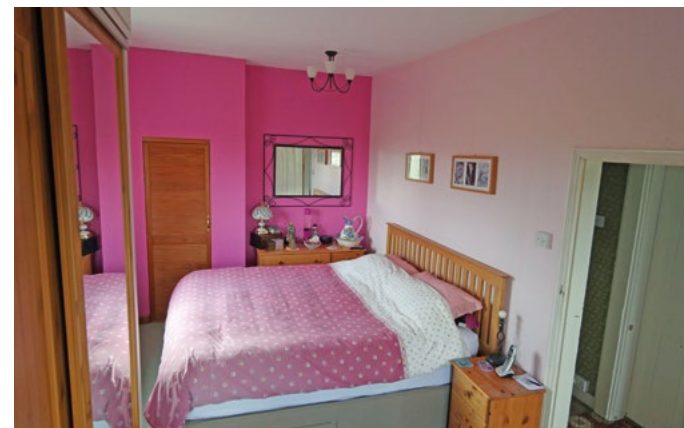
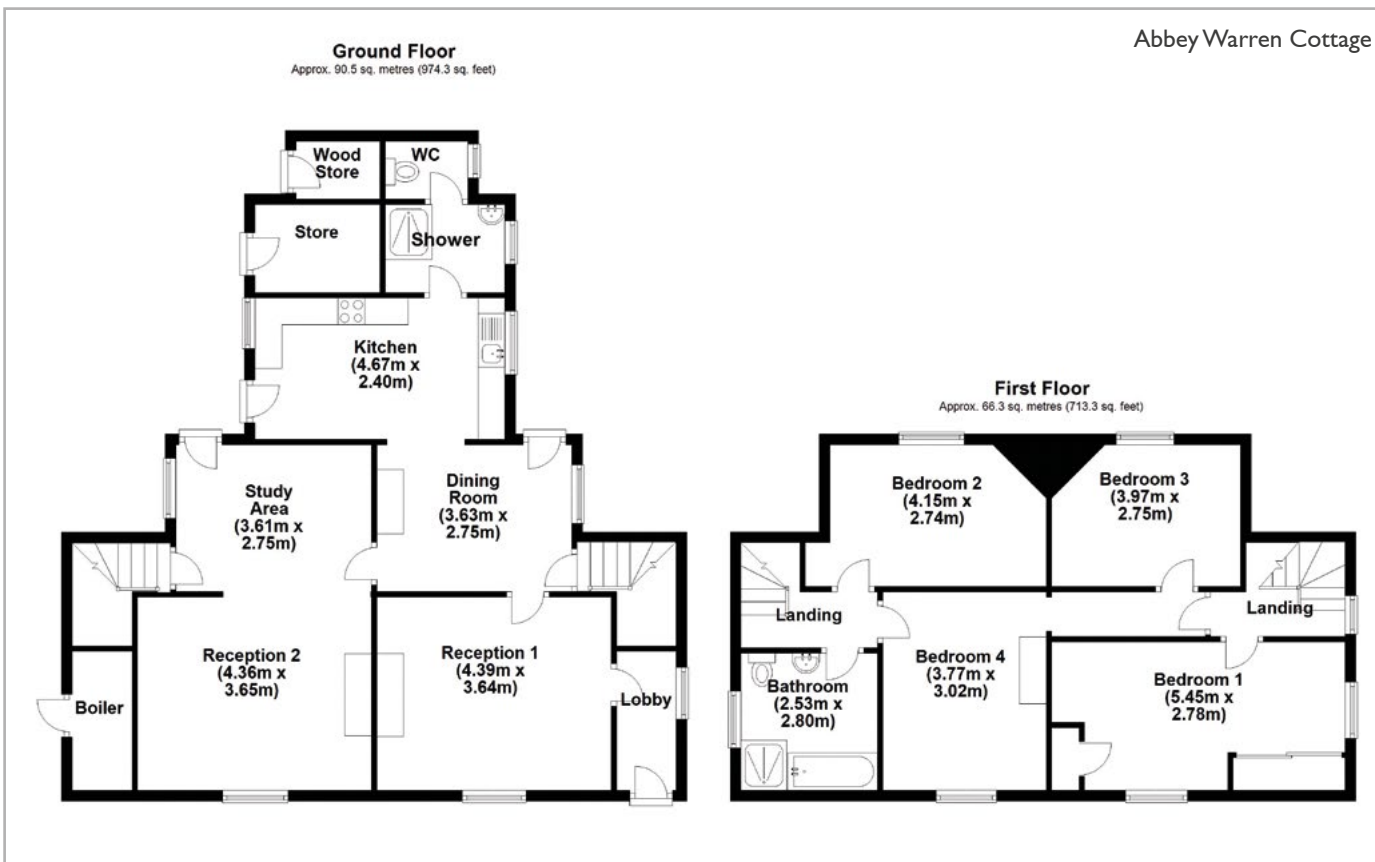
### Grainstore (lean-to principle building) (18.28 x 9.14m)

Approx. 300 tonne capacity. On floor laterals, external wind tunnel with 15 hp Rekord 3 phase electric fan.

The whole of the farmyard is surrounded by the home grass field.



Abbey Warren Cottage



LOT 2  
Abbey Warren Cottage

Brick Entrance Porch  
Entrance Lobby with coat hooks, radiator, under stairs cupboard.

Living Room (South facing) (4.39 x 3.64m)  
Brick fireplace with multi-fuel stove, radiator.

Dining Kitchen

Dining area (3.63 x 2.75m)  
Glazed door, radiator, enclosed staircase up, fitted cupboards and eye-level china cabinet.

Kitchen area (4.67 x 2.40m)  
Fitted units, sink and a half, Rangemaster Calor gas cooker with hood over, fully glazed outside door leading to;

Shower/Utility Room  
Shower cubicle with electric shower, plumbing for washing machine, radiator, pedestal wash basin leading to;

WC  
With radiator and storage radiator.

Front Room (4.39 x 3.64m)  
With Study / Dining area (3.61 x 2.75m)  
Brick fireplace (capped chimney) with cupboard to side, two double radiators, fully glazed outside door, enclosed staircase to first floor.

First Floor  
Stairs from living room.

Double Bedroom One (left) (5.45 x 2.78m)  
Double radiator, fitted wardrobes.

Double Bedroom Three (right) (3.97 x 2.75m)  
Fitted wardrobe, double radiator.

Passageway

Double Bedroom Two (4.15 x 2.74m)

Double Bedroom Four (3.77 x 3.02)

Bathroom (2.53 x 2.80m)  
Panelled bath, shower cubicle with electric shower over, pedestal wash basin, WC, part tiled, double radiator.

Garden  
The attractive sheltered garden is down to lawn with planting beds and shrubs.









#### Construction

Brick and Slate, converted into a single house from a pair of cottages, thought to date from the late 1800's, uPVC Double glazed windows.

#### Services

Mains water, mains electricity, oil fired central heating  
Drainage to a private system.

#### Outside

Brick Boiler Room, integral to the house, accessed by an outside door. Bunded oil tank with capacity 1,800 litre capacity.

Brick coalhouse housing calor gas cylinders, brick log store,  
Brick shed  
Timber garden shed (available by separate negotiation)  
Wooden dog kennel with run, Aluminium greenhouse

#### LOT 3

Farmland extending in all to about 172.42 acres (69.77 hectares).

#### Access

The land is accessed either side of the lane leading to Abbey Warren Farmstead.

If the land is sold separately to the farmstead, an agricultural right of way will be granted over the farm road between points A & B on the plan.

#### Soils

The land is classified grade 3 with a small area of grade 2 land on the MAFF agricultural land classification map.  
The soils are shown on the soils of England and Wales 1:250,000 scale plan as being principally Beccles 2, chalky till, described as fine and coarse loamy soil suitable for cereals, some sugar beet

and potatoes, and Ragdale, chalky till, described as clayey and fine loamy soils suitable for winter cereals. There is a small area of Downholland I, described as Marine Alluvium and fen peat, suitable for cereals, sugar beet and potatoes.

#### Cropping

The arable land is cropped in a rotation of Wheat, Barley, Oats and temporary grass.

The farm has always carried a suckler herd and followers of up to 100 head of cattle over a year. All farmyard manure is returned to the land. Accordingly it is in very good heart. No potatoes have been grown in living memory. The permanent grassland is principally located round the farmstead with the off lying grass field used to produce silage.



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Drawing No. U14239-02L Date 19.01.21

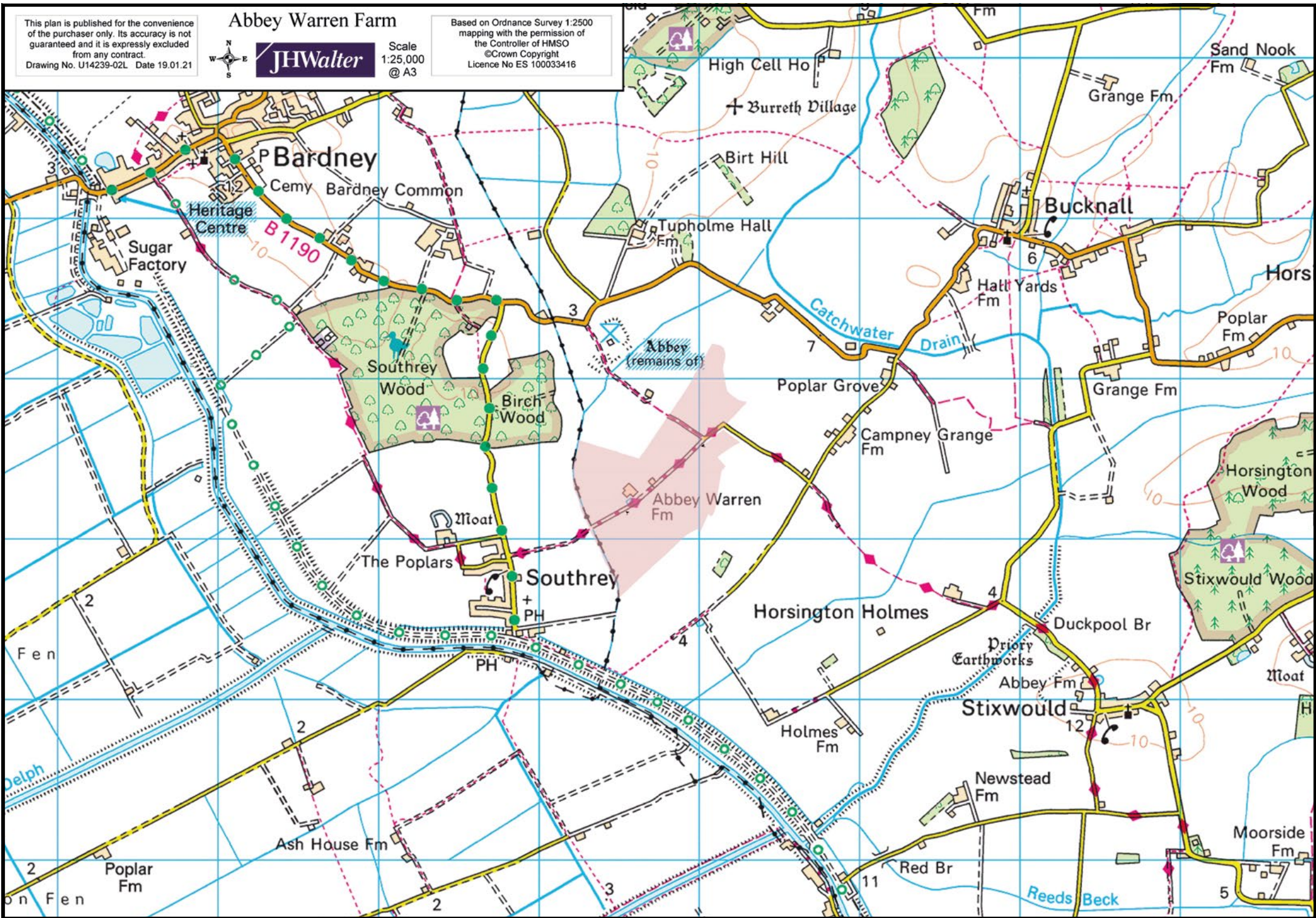
# Abbey Warren Farm



**JHWalter**

Scale  
1:25,000  
@ A3

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### Drainage

The farm is believed to carry an old drainage system but no drainage plans are available.

### Drainage Rates

Drainage rates are payable to Witham Third Internal Drainage Board. The last payment amounted to £713.72 per annum. There is no licence to irrigate the land.

### Basic Payment Entitlements

The farmland is eligible for the Basic Payment Scheme. 74.41 Basic payment entitlements are held and will be included in the sale price.

The entitlements will be apportioned out of the sale price at the rate of £140 per hectare entitlement. In addition VAT is payable on the entitlements.

The Rural Land register maps are available on request.

### Environmental Stewardship

None of the farm is currently in an environmental scheme.

### Sporting Rights

The sporting rights are in hand and included with the freehold.

### Minerals

The mineral rights are included with the freehold in so far as they are owned.

### Easements, Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of all easements, wayleaves and rights of way whether public or private and whether or not mentioned in the particulars of sale. A public bridleway follows the farm road, and is the route of the Viking Way recreational path.

There are electricity poles crossing the farm. The last wayleave payment received was £350.41.

### Tenure

Freehold with vacant possession on completion.

### Fixtures & Fittings

All fixtures & fittings are excluded from the sale unless specifically mentioned in the particulars of sale.



### Growing Crops & Ingoing Valuation

In addition to the purchase price, the buyer will be required to pay to the seller the full amount of ingoing valuation due to an outgoer in accordance with the price and recommendation of the Central Association of Agricultural Valuers. There will be no counter claim whatsoever of any kind. There will be no claim for residual manurial values of fertiliser or lime applied.

### Planning

The farm is located in the district of East Lindsey District Council. The local plan was accepted in 2018 and sets out the planning policy for this area.

### Local Authority

East Lindsey District Council, Tedder Hall, Manby Park, Louth, LN11 8UP. Tel: 01507 601111

### Overage

Although there is potential for change of use of some of the farm buildings, subject to the necessary consents, the seller will not retain any clawback or overage.

### VAT

It is not expected that the sale will attract VAT. However, in the event that the property, or any element of the sale attracts VAT, this will be payable in addition to the purchase price. VAT will be payable on the element of the agreed sale price, which is allocated to the Basic Payment Entitlements.

### Method of Sale

The property is offered for sale by Private Treaty as a whole or in the lots identified. Nevertheless offers will be considered for parts of the farm according to purchasers' individual needs.







# Abbey Warren Farm

Scale  
1:4,000  
@ A3



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Drawing No. U14239-01 Date 04.01.21

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1393  
8.15 ha  
20.13

9875  
6.36 ha  
15.72

1459  
1.80 ha  
4.44

9166  
0.25 ha  
0.61

8844  
0.45 ha  
1.12

9839  
6.10 ha  
15.08

0422  
5.22 ha  
12.91

9705  
0.36 ha  
0.88

9720  
0.17 ha  
0.43

8512  
2.50 ha  
6.19

6448  
16.87 ha  
41.69

6637  
1.22 ha  
3.02

7131  
0.08 ha  
0.20

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3.94 ha  
9.73

5825  
0.48 ha  
1.18

5521  
0.25 ha  
0.61

6423  
0.10 ha  
0.24

7118  
0.10 ha  
0.26

5919  
0.10 ha  
0.26

6322  
0.10 ha  
0.26

7118  
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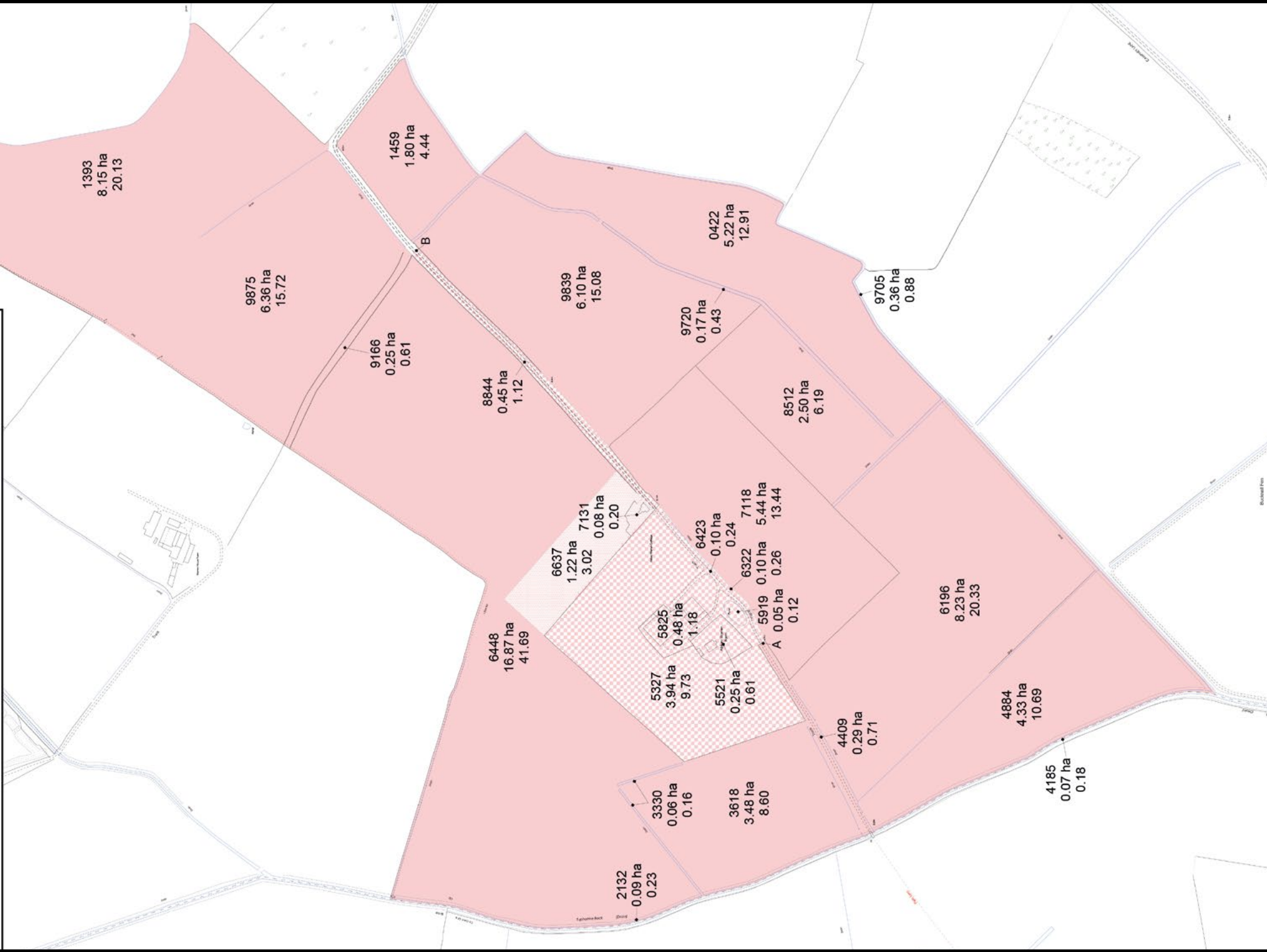
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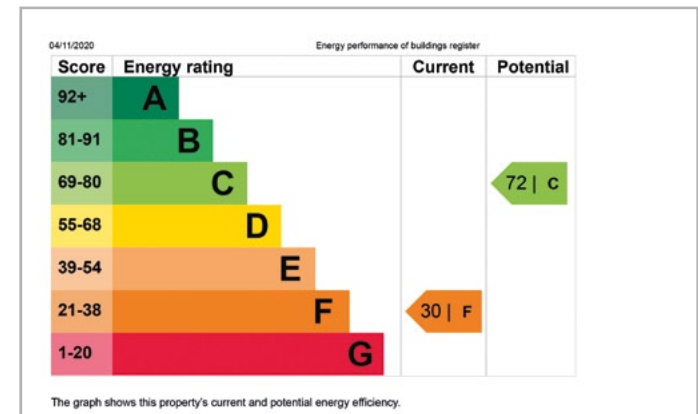
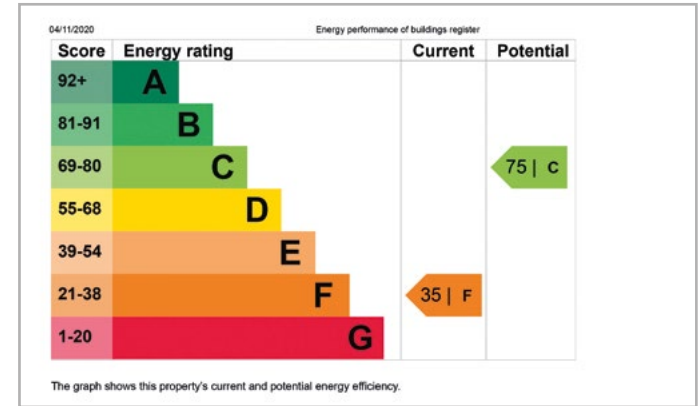
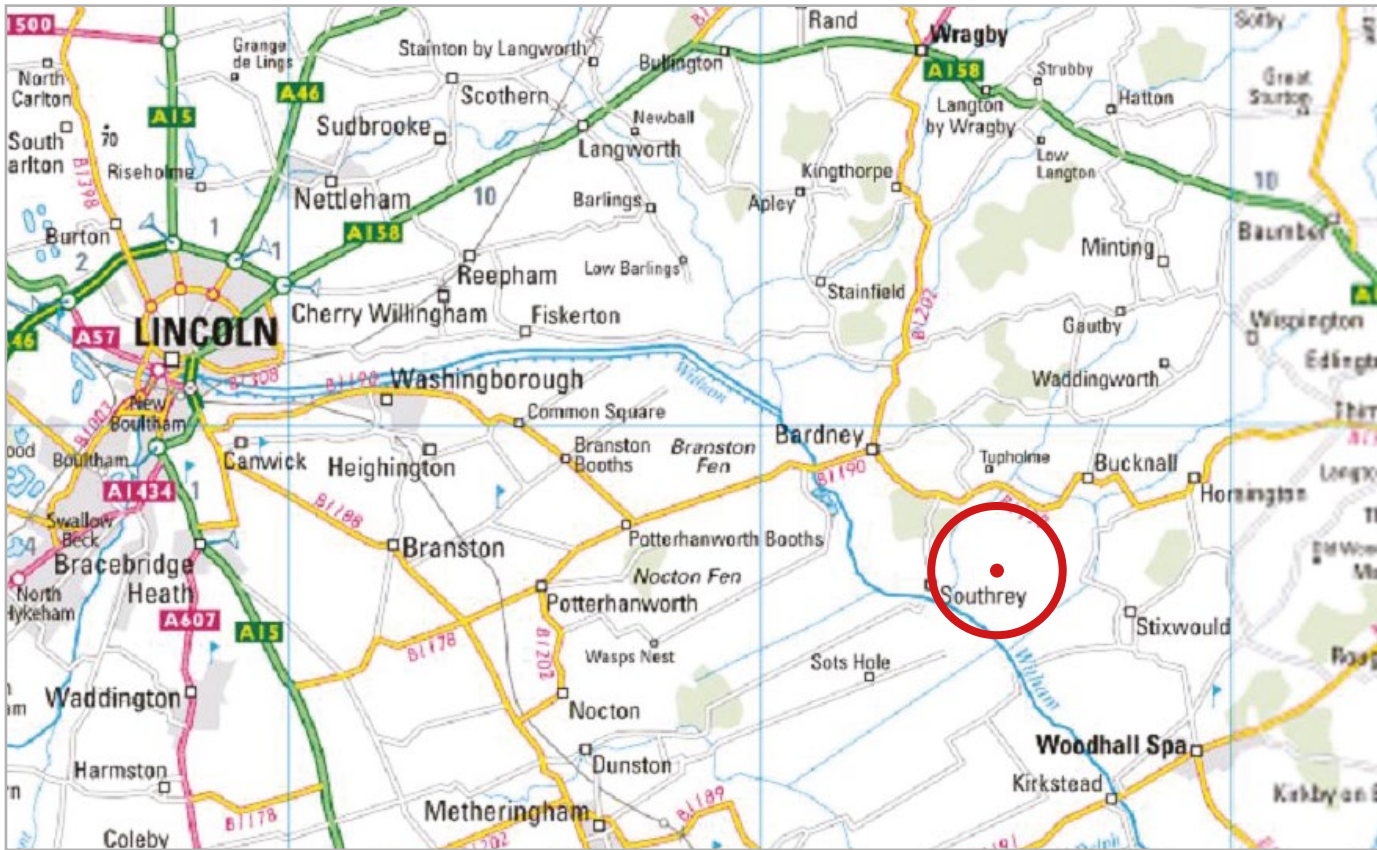
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A







### Buyer Identity Check

Please note that prior to acceptance of any offer, JHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

### Viewing strictly by appointment

When viewing, please take all precautions necessary to be safe on a working farm and in view of the coronavirus pandemic.

### Photography

Date November 2020

### Solicitors



Olympic House, Doddington Road, Lincoln LN6 3SE.

Contact Amy Cowdell

Tel: 01522 508721

Email: amy.cowdell@langleys.com

### Selling Agent

JHWalter LLP, I Mint Lane, Lincoln LN1 1UD 01522 504304

Ian Walter

07919 694230 01522 504333

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If you wish to view the houses, please contact:

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