

An aerial photograph of a large agricultural farm. A red line is drawn on the image to outline the property's boundary. The land is mostly brown, indicating it has been plowed or is fallow. There are some green areas, possibly grass or young crops. A small house and some trees are visible within the outlined area. The background shows a vast landscape of fields under a blue sky with some clouds.

**For Sale by Informal Tender**

**Deadline: 1<sup>st</sup> November 2024, 12 Noon**

**Spring Meadow Farm – 64.89 Acres**

**Green Lane, Hemingby, Horncastle, LN9 5QH**

**BELL**





# Spring Meadow Farm

Green Lane, Hemingby, Horncastle, LN9 5QH

## 26.26 Hectares (64.89 Acres)

A rare opportunity to acquire a small ringfenced farm in the Lincolnshire Wolds with dwelling, yard and land amounting to 64.89 Acres.

The Bungalow is subject to an agricultural occupancy condition and the Vendors wish for this to remain in place.

**Available as a whole with vacant possession  
(Guide Price - £915,000)**

A spacious, well-presented detached bungalow, providing three bedrooms; Spring Meadow enjoys an elevated position with views across the land to the rear; and the rolling Lincolnshire Wolds (AONB) landscape beyond. There is a pleasant front garden flanking the driveway; the bungalow is complete with Double Garage and W/C.

The land comprises two productive Grade II arable fields with road frontage to Green Lane. There is a track to the yard extending to 1acre with services. This includes brick buildings and timber stables and was the site of a house. Beyond the yard are three fields of permanent pasture which are hedged and fenced.

Robert Bell & Company, Horncastle  
F.A.O. Jessica Spurrier or George Harrison  
01507 522222 option 4  
[Landagency@robert-bell.org](mailto:Landagency@robert-bell.org)

## Location

The farm lies on Green Lane, 2 miles north of the small village of Hemingby in the Lincolnshire Wolds. The property is only 6.5 miles north of Horncastle. It is easily accessed from the A153 turning onto Horncastle Road towards Goulceby and then Green Lane, Hemingby.

*Louth – 9 miles*

*Lincoln – 20 miles*

## The Farmhouse

With a South-Easterly orientation, the property enjoys sunlight to the front throughout the day; with large bay window ensuring a bright ambience to the Living Room. Complemented by a generous Dining Kitchen, the central Snug is particularly versatile, with potential for use as a Home Office. Also leading off the Dining Kitchen are a convenient Utility; and Rear Porch. Internal accommodation is complete with three Bedrooms and Family Bathroom; with Double Garage (and Gardeners' W/C) opening out to the front with personnel door to the rear. The property is double glazed throughout.

The accommodation comprises;

Open doorway to Front Porch, with door leading to the spacious, L-shaped central hallway, leading through to the further accommodation. This includes, to the front, the Living Room – dual aspect and with fireplace – and to the rear the spacious Dining Kitchen, from which leads the Utility, Rear Porch and the Snug/Office with further fireplace and view to the side aspect.

The largest bedroom enjoys French doors looking out across the open rural landscape beyond, with the other bedrooms viewing the front; the bath and shower room completes the internal accommodation.

## ENERGY PERFORMANCE RATING: D

**East Lindsey District Council – Tax band: D**

## Services

The bungalow has mains water and electricity. There is modern electric heating and a private sewerage system to septic tank

## The Buildings

West of the house is a track which leads down to a set of buildings in a secluded spot. These buildings include:

Renovated Brick Building – brick and pan-tile with part timber construction renovated into three rooms for potential office or holiday accommodation (subject to planning) Approx. 3.5m x 3m & 3.5m x 4m & 5.5m x 3.45m.

Stables – a double timber stable building with additional chicken coup. Approx. 14.5m x 4m.

There is also a dilapidated brick and tile barn providing a footprint for a building. Approx. 4.2m x 5.7m and some other minor buildings with asbestos cement sheeting.

Changes of use or new buildings could be possible, subject to planning permission. The farm lies within the Lincolnshire Wolds Area of Outstanding Natural Beauty and this impacts permitted development and planning.

## Arable Land - 25 Acres

Grade II arable in two regular-shaped fields immediately southwest of Green Lane with road frontage and securely hedged. The land is currently cropped with wheat.

## Grassland -38 Acres

Grade III grassland in three fields accessed from a farm track off Green Lane, which runs past the bungalow and down to the yard and grassland. The land is fenced and hedged.

## GENERAL REMARKS

### The Land

The land is Grade II & Grade III on the MAFF Land Classification and is shown on the Soil Survey for England as:

Swaffam Prior; chalky drift and chalk. Well drained calcareous coarse and fine loamy soils over chalk rubble. Suitable for growing cereals, sugar beet and potatoes.

Wickham 2; Drift over Jurassic and Cretaceous clay or mudstone. Slowly permeable seasonally waterlogged fine loamy over clayey soil. Slowly permeable calcareous soils on steeper slopes. Suitable for winter cereals and grassland.

There is a spring located in the southernmost grass field.

A historic Roman Road runs nearby and is a restricted byway.

## CROPPING

Past cropping:

2024: Winter Wheat

2023: Spring Beans

2022: Spring Barley

## SCHEDULE

Based on Rural Land Registry

Field Number	Type	Hectares	Acres
Bungalow		0.13	0.32
TF2577 2902	Arable	5.29	13.07
Track		0.09	0.22
TF2576 1584	Arable	4.73	11.69
Yard		0.42	1.04
TF2577 1014	P.Grass	3.23	7.98
TF2576 0596	P.Grass	0.16	0.40
TF2577 0106	P.Grass	2.79	6.89
TF2477 8226	P.Grass	6.39	15.79
TF2477 7415	P.Grass	3.03	4.79
<b>TOTAL</b>		<b>26.26</b>	<b>64.89</b>



## ACCESS

The land has road frontage to Green Lane and a private track running down to the yard and other land. All access is owned.

## SERVICES

The yard has mains water, which is on the same meter as the house. Electricity to the yard is on a separate meter. Drainage for the house is to a septic tank with soakaway. There is water to the grassland.

## RURAL PAYMENTS

The land is registered for the Basic Payment Scheme and Delinked Payment are not included. There is an existing environmental scheme with only low input grassland on fields 8226 and 7415. The purchaser shall be required to continue this. However, if the purchaser wishes to enter a new environmental agreement the vendor will consider terminating. Further detail is available from the agent

## DRAINAGE

The arable land is free draining. There are no drainage schemes in place.

## OUTGOINGS

The land does not lie within a drainage board area, however it is assumed that Environment Agency rates of Approx. £3/ha are payable. These will be apportioned appropriately.

## TITLE AND TENURE

The land is registered as LL218683.

The farmland, farmhouse and yard are sold freehold subject to vacant possession on date to be agreed.

## HOLDOVER

The land is sold with vacant possession and there is no requirement for holdover.

## TENANTRIGHT & DILAPIDATIONS

There will be no claim for tenantright or dilapidations.

## AGRICULTURAL OCCUPANCY CONDITION

The bungalow has an agricultural occupancy condition. Prospective purchasers must work in agriculture in order to satisfy this, as per the planning consent:

*The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry or a dependent of such a person residing with him (but including a widow or widower of such a person).*

The Vendors are keen to see the AOC remain in place.

## PLANNING

The property is located within East Lindsey District Council and there is no recent planning history. The farm lies within the Lincolnshire Wolds Area of Outstanding Natural Beauty and this impacts permitted development and planning.

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

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

## SPORTING, TIMBER AND MINERAL RIGHTS

The timber, mineral and sporting rights are included in the sale so far as they are owned. They are in hand.

## VIEWING

Viewing is strictly by prior appointment with the Agents.

Parties viewing should note this is a working farm and they are responsible for their own safety and accordingly view at their own risk.

## METHOD OF SALE

The land is offered for sale by informal tender as a whole. All offers are subject to the tender conditions provided on the tender form and are to reach the Agents by 12 noon on 1<sup>st</sup> November 2024

## ANTI-MONEY LAUNDERING

Before any offer/tender can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

## AGENT

Robert Bell & Company, Horncastle

F.A.O. George Harrison

01507 522222 option 4 – [george@robert-bell.org](mailto:george@robert-bell.org)

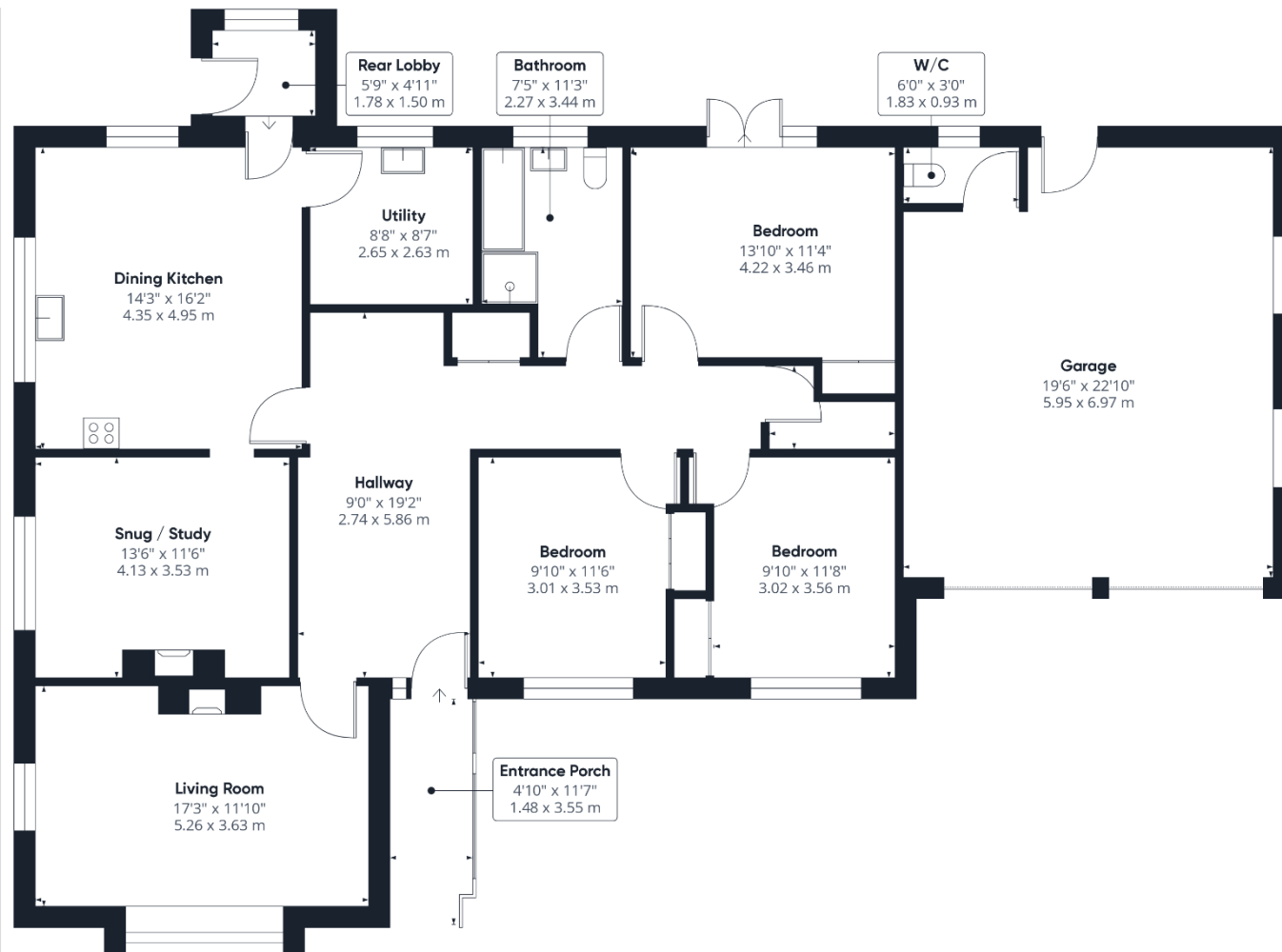
These particulars were prepared in August 2024

## DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- 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;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.









Robert Bell & Company

Old Bank Chambers, Horncastle. LN9 5HY  
01507 522222 option 4 | [landagency@robert-bell.org](mailto:landagency@robert-bell.org)  
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**PROPERTY**                      **Spring Meadow Farm, Hemingby – 64.8 Acres**

**TENDER DATE**                      **12 noon on Thursday 1<sup>st</sup> November 2024**

I / We .....  
hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of  
the tender procedure, as described in the Agent's accompanying particulars

**WHOLE – 64.89 ac**      **in the sum of £.....**

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

Tenderer(s)  
Signature: .....

Purchasers Name: .....

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

Telephone:..... Email: .....

Solicitors: .....

Solicitors Email: .....

### **Tender Conditions**

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
  - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left hand corner HEMINGBY TENDER)
  - By attaching this form to [george@robert-bell.org](mailto:george@robert-bell.org) (subject HEMINGBY TENDER)
2. Tenders must be received no later than 12 noon on the tender date given.
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 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 28 days of their solicitor receiving the contracts.
7. A deposit of 10% of the purchase price will be payable on exchange of contracts. With a double deposit due if early entry is required.
8. All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.



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