

**DRAFT SALES PARTICULARS  
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

Kindesella House , Farlesthorpe

£1,000,000



**Willsons**  
SINCE 1842

Kindesella House  
Farlesthorpe Alford  
Lincolnshire, LN13 9PH

**"AGENT'S COMMENTS"**

*A rare opportunity to purchase an active working farm comprising a modern 5 bedroomed detached farmhouse, horse menage, vast range of buildings including stable block, cattle buildings, workshop and a range of general purpose buildings, together with 20 acres of adjoining pasture land.*

**LOCATION**

*Farlesthorpe is a hamlet in east Lincolnshire approx. 2 miles south-east of the market town of Alford with a wealth of amenities including doctor's surgery, dentists, a primary school and 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent and national. Eateries include Pubs, Restaurants, Coffee shops and a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs and societies for various ages.*



**Willsons**  
SINCE 1842

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## Kindesella House

### Planning Permission

The property was built in 2003 with full planning permission (Application No. N/050/01957/02 dated 27th March 2003). Clause 2 of the Decision Notice states that "the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants."

### Accommodation

#### Entrance Porch

7'10" x 6'8" (2.39m x 2.04m)

Hard wood effect flooring, Upvc double glazed entrance door.

#### Boiler Room

7'10" x 6'8" (2.39m x 2.04m)

Upvc double glazed window to side, space for washing machine and tumble dryer, boot cupboard, hard wood effect flooring, Firebird oil fired combi boiler.

#### Dining Kitchen

12'4" x 22'6" (3.77m x 6.87m)

With impressive 'shaker style' wooden kitchen units finished in eggshell blue with marble worksurfaces and contrasting tiled splash-backs. Integrated fridge freezer, built-in instant boiling water tap. Hard wood effect flooring, Upvc double glazed windows to side and Upvc double glazed patio doors to rear,

#### Open Plan Hallway

20'0" x 19'1" (6.1m x 5.84m)

Having an impressive metal split-level staircase to the first floor.

#### Front Porch Area

9'8" x 4'5" (2.97m x 1.36m)

#### Cloakroom WC

5'9" x 6'8" (1.77m x 2.05m)

Having wc, built-in units with wash hand basin.

#### Dining Room

16'6" x 20'0" (5.05m x 6.1m)

Having 5 Upvc double glazed windows to front and side.

#### Lounge

16'6" x 20'0" (5.05m x 6.1m)

Having 5 Upvc double glazed windows to front and side.

#### First Floor Galleried Landing

20'0" x 19'1" (6.1m x 5.84m)

With ornate ceiling rose.

#### Bedroom 1

12'3" x 22'5" (3.75m x 6.85m)

Having 4 Upvc double glazed windows to side and rear. Open access to:

#### Ensuite & Dressing Room

6'8" x 22'5" (2.05m x 6.84m)

Having bath, shower cubicle with electric shower, wc, wash hand basin, 3 Upvc double glazed obscure windows to side.

#### Bedroom 2

9'9" x 16'6" (2.98m x 5.05m)

#### Ensuite WC

With wc and wash hand basin. Cupboard housing the hot water cylinder.

#### Bedroom 3

#### Ensuite Shower Room

With wc, wash hand basin, shower cubicle with electric shower.

#### Bedroom 4

#### Ensuite Shower Room

With wc, wash hand basin, shower cubicle with electric shower.

#### Bedroom 5



### Ensuite Shower Room

With wc, wash hand basin, shower cubicle with electric shower.

### Services

The property has the benefit of mains water, electricity (3 Phase). Has an electric immersion heater for hot water, as well as an oil combi boiler and a wood burner situated in the yard services the heating within the house. Drainage is to a Bio-tec/klargester unit.

### Menage

65'7" x 114'9" (20m x 35m)

Being fully drained, having a silica sand and rubber surface.

### Buildings

#### Stable Block

38'8" x 60'10" (11.8m x 18.55m)

Being a Yorkshire boarded steel portal frame building with part concrete floor having the benefit of 4 brick built stables and tack room. At one end of the building there is a roller windbreak/fly-stopper.

#### Main Crew

28'4" x 60'10" (8.64m x 18.55m)

Being a concrete framed building with part concrete part chalk floor, galvanised feed troughs and barriers.

#### Right Hand Side Lean-to

43'5" x 60'10" (13.24m x 18.55m)

With dirt floor.

#### Left Hand Side Lean-to

24'1" x 60'10" (7.36m x 18.55m)

Having concrete floor.

#### 3 Bay Steel Portal Framed Crew

44'10" x 22'1" (13.67m x 6.75m)

Concrete floor.

#### Pole Barn

18'2" x 45'1" (5.55m x 13.75m)

#### Pole Barn

28'6" x 44'11" (8.7m x 13.7m)

### 3 Bay Steel Portal Framed Building

45'3" x 21'3" (13.8m x 6.5m)

Chalk floor.

### Pressure Washer Garage

18'4" x 10'7" (5.6m x 3.25m)

Having block-built stand for the gravity fed diesel tank.

### Crew

41'9" x 28'8" (12.75m x 8.75m)

Steel portal framed building.

### Pole Barn

32'7" x 40'10" (9.95m x 12.45m)

### Pole Barn Lean-to

32'3" x 27'8" (9.85m x 8.45m)

### Traditional Workshop/Store

16'0" x 24'3" (4.9m x 7.4m)

### Steel Portal Framed Building

59'11" x 119'9" (18.28m x 36.5m)

Being Yorkshire boarded with a dirt floor.

### Wood Burner

### Land

**16.42 Acres (6.65 ha)**

### Location & Access

All of the land lies within a ring fence around Kindesella House, with a portion of the land lying adjacent to the entrance roadway, with the main portion of the land lying to the south of Kindesella House (as shown edged red on the attached plan). The farm has direct road frontage access from Farlesthorpe Road, a publicly maintained highway.

### Tenure & Possession

The Freehold interest in the property is being sold with full vacant possession upon completion.



### **Basic Payment Scheme & NVZ**

All of the land is registered with the Rural Payments Agency, and the Basic Payment Scheme Entitlements are excluded from the sale as Entitlements are no longer transferable.

### **Cross Compliance**

The vendor will be responsible for cross compliance up to the date of completion. The purchaser will take over the cross compliance obligations upon completion or early entry and will therefore indemnify the vendor for any breach of compliance which results in a penalty or reduction in the vendor's payment from the Basic Payment Scheme until the end of the current calendar year.

### **Services**

### **Grade, Soil Type & Topography**

All of the land is level lying and is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The soil survey of England and Wales define the land as "Holdeness", being chalky til? suitable for cereals and temporary pasture.

### **Boundaries**

The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

### **Drainage Rates**

Drainage rates are payable annually to Lindsey Marsh Internal Drainage Board.

### **Underdrainage**

### **Easements, Wayleaves & Rights of Way**

### **Sporting, Timber & Mineral Rights**

The sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

### **Particulars of Sale**

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must be not relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

### **Value Added Tax**

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

### **Local Authorities**

Lincolnshire County Council County Offices, Newland, Lincoln LN1 1YL 01522 552222

East Lindsey District Council The Hub, Mareham Road, Horncastle LN9 6PH 01507 601111

Lindsey Marsh Drainage Board Manby Park, Wellington House, Manby, Louth LN11 8UU 01507 328095

Environment Agency Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

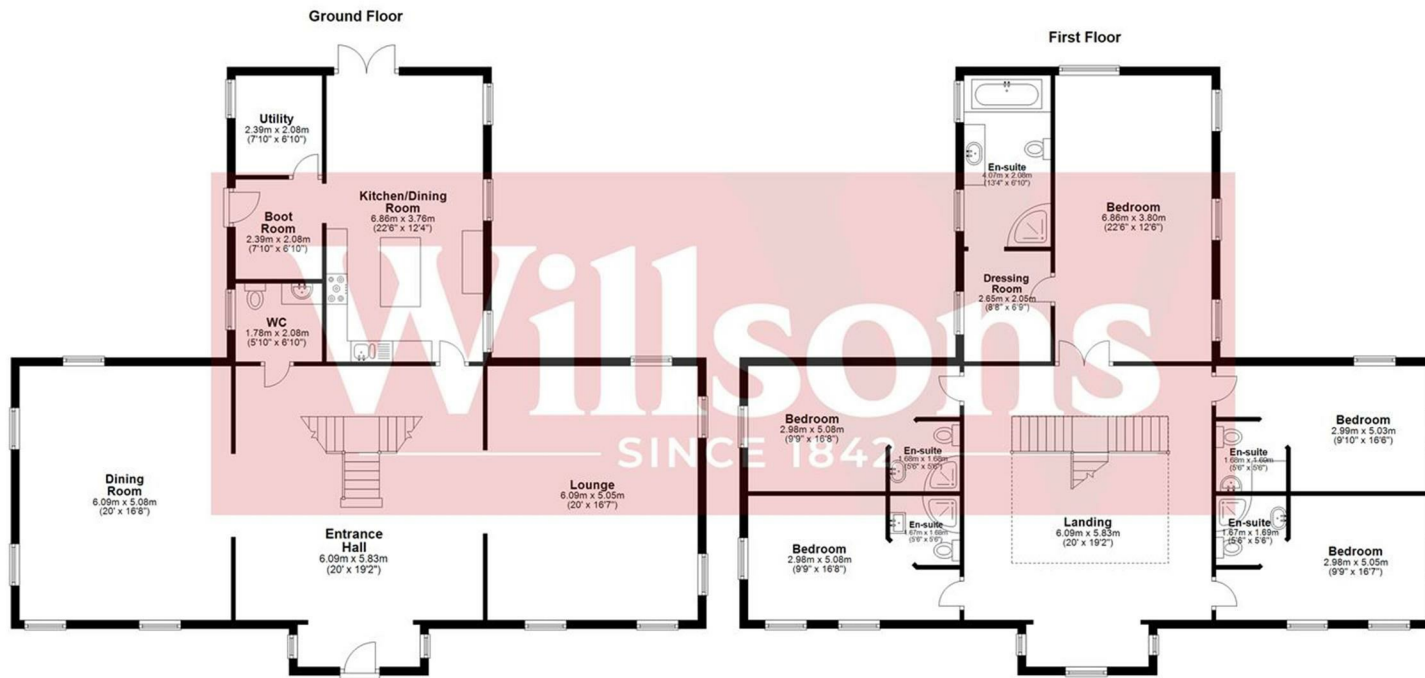
### **Health & Safety**

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk. Important Notice: The land is being grazed by livestock. Willsons must be contacted prior to any viewing and for their own safety, no dogs or children are allowed to view.

### **Energy Performance Certificate**

The property has an energy rating of C . The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2152-3029-8208-5617-7200





## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

