

FLINTWOOD FARM, HEMMINGBY ROAD BELCHFORD, LINCOLNSHIRE LN9 5QN

59.57 Hectares (147.13 Acres)

Guide Price: Offers in excess of £3,250,000

For Sale as a Whole by Private Treaty



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INTRODUCTION

Joint Agents, PGM&Co and Willsons, are pleased to offer to the market this charming ring-fenced property located on Hemingby Road in Belchford, nestled in the picturesque Lincolnshire Wolds.

Flintwood Farm comprises, the main farmhouse, a separate annex, 7 holiday cottages, 1 farm cottage and a range of buildings, all within the expansive 147 Acre holding. The property is surrounded by grassland, woodland, and serene lakes, providing a tranquil and idyllic setting.

Whether you're looking to embrace the rural lifestyle, explore potential rental income opportunities, or simply enjoy the beauty of the countryside, this property has something for everyone.

LOCATION

Lying in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, Belchford is a charming and popular village, offering a popular village pub and forming the hub of various Wolds walks, including the Viking Way. The village is situated approximately 4 miles (6 km) north of Horncastle which offers a wide range of services and amenities including shops, cafes, and primary, secondary and grammar schools.

THE FARMHOUSE

The farmhouse, with its stunning recently renovated kitchen and views over the land offers 4 bedrooms, one en suite and spacious living areas. The property comprises: -

Ground Floor

Kitchen/Breakfast Room (5.16m x 7.91m)

Brand new fully fitted kitchen with built in appliances, and an open plan dining area featuring exposed brickwork and AGA (disconnected).

Lounge (5.87m x 4.44m)

With decorative feature fireplace and wood burning stove.

Dining Room (4.05m x 4.44m)

Featuring cast iron fireplace and dual aspect windows.

Sun Room (4.50m x 3.17m)

Solid oak floors, floor to ceiling windows and patio doors leading out on to the lawn.

First Floor

Bedroom 1 (4.05m x 4.44m)

With built in cupboard and large walk-in wardrobe area.

Bedroom 2 (3.76m x 3.11m)

This bedroom has an open fireplace and offers a modern en suite with shower, sink, w/c and mermaid board throughout. Plus separate Dressing Room (2.01m x 3.37m).

Bedroom 3 (1.35m x 8.01m)

Spacious room with built in wardrobes.

Family Shower Room (2.51m x 2.34m)

Shower cubicle, mermaid board, sink with fitted unit, w/c.

Bedroom 4 (2.34m x 8.01m)

Low ceiling expansive space suitable for 4th bedroom.

Outside

The farmhouse has a separate driveway with ample parking. The gardens and grounds are predominantly laid to lawn, with a shelter belt of trees and an orchard to the rear.



THE ANNEX

The detached annex is accessed via a separate driveway, and overlooks the acre paddock to the west of the holding.

The annex has recently been renovated and briefly comprises 2 bedrooms, 2 bathrooms and a spacious open plan lounge/kitchen diner.

HOLIDAY COTTAGES

The range of traditional buildings on the farm have been converted to provide 7 individual holiday lets with shared courtyard area and space for parking.

Known as 'Poachers Hideaway' the cottages benefit from a range of unique selling points offered by the location and facilities on the farm itself and they have bookings throughout the season. The cottages are known as:

Viking Cottage – Sleeps 2 – 44.7m² (480 ft²)

1 Bedroom, Lounge/Diner, Kitchen, Bathroom

Bluebell Cottage – Sleeps 2 – 43.4m² (467 ft²)

1 Bedroom, Lounge/Diner, Kitchen, Bathroom

The Granary – Sleeps 8 – 118.8m² (1278 ft²)

3 Bedrooms, Kitchen Dining Area, Bathroom, Shower Room, First Floor Lounge

Shire Horse Barn – Sleeps 7 – 108m² (1163 ft²)

3 Bedroom, ensuite, Kitchen/Diner, Lounge, Bathroom

Tack Room – Sleeps 3 – 38m² (409 ft²)

1 Bedroom, Lounge/Diner, Kitchen, WC, Shower

Betty Hutton Cottage – Sleeps 2 – 65.8m² (708 ft²)

1 Bedroom, Lounge/Diner, Kitchen, Bathroom

Juice Trump Cottage – Sleeps 4 – 61.2m² (659 ft²)

2 Bedroom, Lounge/Diner, Kitchen, Bathroom





FARM COTTAGES

Located to the north of the main yard area is a semi detached farm cottage 'Livery Cottage'. The cottage has previously been occupied under an Assured Shorthold Tenancy (AST) to farm workers but is currently unoccupied. Occupancy is restricted to agricultural workers on account of the conditions stipulated in the deed of grant over the farm access road.

'Livery Cottage' - 113m² (1216 ft²)

3 Bedrooms, 2 Kitchens, 2 Lounge areas, 3 Bathrooms

OUTBUILDINGS

Flintwood Farm offers a range of useful buildings benefiting from a range of uses.

Main Building – Mixed Use – approx. 457m² (4920 ft²)

Located centrally in the yard area the main building benefits from permission for mixed use being; agricultural storage area and laundry room, in addition to educational area and 2 no. classrooms and a lounge.

The building benefits from both water and electricity connections and is constructed of part block and brick with wooden panel cladding and sheet metal roof.

Workshop – approx.125m² (1340 ft²)

Part brick, part wooden panelled walls with corrugated tin sheet roofing and concrete floor. The building is also fitted with uPVC windows, pedestrian doors and vehicular access. Main power is also collected to the workshop.

Livestock Building – approx. 278m² (2990 ft²)

This timber framed building has recently undergone a scheme of improvements, funded by grant aid (FiPL), to create 7 individual block construction loose boxes/stables and concrete flooring. Corrugated sheet cladding to the roof and 3 sides, with open front, lean-to (approx. 75m²) and several barrier and 5-bar gates.



LAND

The land predominantly Permanent Pasture and extends to approximately 59.57 hectares (147 acres). It is classified as being predominantly Grade III Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food. The land is generally free draining. There are some land drains in places.

The soils are identified by the Soil Survey of England and Wales as being from the Wickham 2 association which are described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. Over much of this association the land is used for and grassland, leys and some cereals. All of the land lies within a Nitrate Vulnerable Zone.

In addition to the grassland, Flintwood Farm also benefits from a range of lakes and wetland scrapes.

COUNTRYSIDE STEWARDSHIP SCHEME

The farm is entered into an Entry Level/Higher Level Countryside Stewardship (CS) Agreement which has been extended. The current Agreement has a start date of 01/10/2012 and an end date of 30/09/2028 and generates in the region of £14,000 per annum. Details of the Agreement can be provided upon request by the Joint Selling Agents.

Also in place is a CS Capital Grant agreement expiring on 30/09/2026. This standalone Capital Grant is for a total of 6440 meters of 'sheep netting' fencing (FG2) to enclose the principal grass fields.

GRANT SCHEME – Farming in Protected Landscapes (FiPL)

The 'Livestock Building' as referred to in these Particulars of Sale is the subject of a diversification project funded by Lincolnshire County Council via the FiPL scheme. The capital infrastructure works relating to building conversion for a rare breed housing facility must be maintained for 5-years from completion (April 2023).

Flintwood Farm, Belchford

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. Y22855-01 Date 26.07.24



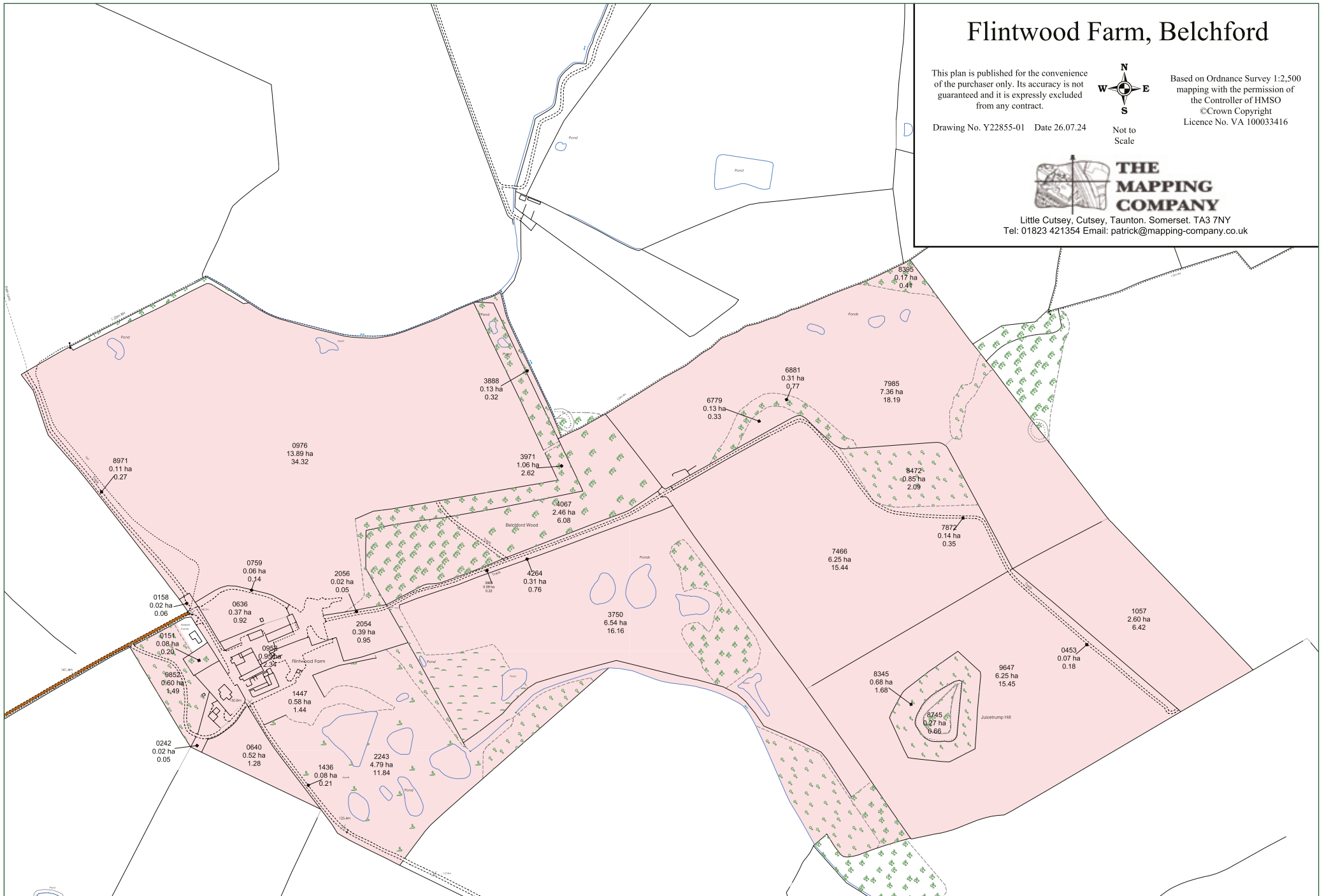
Not to Scale

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THE MAPPING COMPANY

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SCHEDULE OF AREAS & LAND USE

OS No.	NG No.	Area (ha)	Area (Acres)	Land Use
TF2876	0640	0.52	1.28	Permanent Pasture
TF2876	242	0.02	0.05	Woodland
TF2776	9852	0.60	1.48	Woodland
TF2876	0151	0.08	0.20	Woodland
TF2876	0158	0.02	0.05	Woodland
TF2876	0444	0.15	0.36	Annex
TF2876	0468	0.17	0.41	Farmhouse
TF2876	0976	13.89	34.32	Permanent Pasture
TF2876	9287	0.03	0.07	Pond
TF2876	1687	0.03	0.06	Pond
TF2876	8971	0.11	0.27	Track
TF2876	2054	0.39	0.95	Permanent Pasture
TF2876	2056	0.02	0.05	Track
TF2876	2243	4.79	11.84	Permanent Pasture
TF2876	2547	0.01	0.02	Pond
TF2876	2542	0.07	0.17	Pond
TF2876	3139	0.13	0.32	Pond
TF2876	1942	0.23	0.56	Pond
TF2876	2635	0.07	0.17	Pond
TF2876	2336	0.01	0.03	Pond
TF2876	2034	0.06	0.14	Pond
TF2876	1436	0.08	0.21	Track
TF2876	1447	0.58	1.44	Permanent Pasture
TF2876	0636	0.37	0.92	Permanent Pasture
TF2876	0759	0.06	0.14	Track
TF2876	3971	1.06	2.62	Woodland
TF2876	3888	0.13	0.32	Woodland
TF2876	3788	0.01	0.02	Pond
TF2876	3590	0.01	0.02	Pond
TF2876	4067	2.46	6.08	Woodland
TF2876	3750	6.54	16.16	Permanent Pasture
TF2876	2751	0	0.01	Pond
TF2876	3849	0.07	0.17	Pond
TF2876	3963	0.09	0.22	Track
TF2876	4264	0.31	0.76	Permanent Pasture
TF2876	4859	0.08	0.19	Pond
TF2876	5359	0.13	0.31	Pond
TF2876	5857	0.07	0.17	Pond
TF2876	6547	0.05	0.13	Pond
TF2876	7466	6.25	15.44	Permanent Pasture
TF2876	7872	0.14	0.35	Track
TF2876	7985	7.36	18.19	Permanent Pasture
TF2876	8391	0.01	0.03	Pond
TF2876	8090	0.02	0.05	Pond
TF2876	7389	0.01	0.03	Pond
TF2876	9647	6.25	15.45	Permanent Pasture
TF2876	0453	0.07	0.18	Track
TF2876	8345	0.68	1.68	Permanent Pasture
TF2876	8745	0.27	0.67	Woodland
TF2976	1057	2.60	6.42	Permanent Pasture
TF2976	8472	0.85	2.09	Woodland
TF2976	6881	0.31	0.77	Woodland
TF2976	6779	0.13	0.33	Permanent Pasture
TF2976	8395	0.17	0.41	Woodland
TF2776	0952	0.95	2.34	Yard
Total		59.57	147.13	



The responsibility for maintenance and use will be passed to the purchaser.

A grant was also awarded (July 2023) for creation of a lake by rejuvenating existing wetland/pond areas to create a larger, wildlife focused, lake. Planning Permission for the lake has been obtained (24/02/23), however the grant has not been claimed nor works started. Full details available from the joint selling agents.

WAYLEAVES/EASEMENTS AND RIGHTS OF WAY

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

Please note that there is a right of way (Bridleway) through the farm.

There is a high pressure gas pipeline crossing the southern end of the farm.

The access road to the farm (shown shaded brown on the enclosed plan) is not owned and subject to a deed of grant for a right of way for agricultural purposes and holiday home accommodation only. The grantors of this right of way are willing to discuss extending the permitted uses if required by a new purchaser. Further details from the agents.

BOUNDARIES

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Sellers, nor the Joint Selling Agents will be responsible for defining the boundaries or their ownership.

OUTGOINGS

A General Drainage Charge of £625 for the current year is payable to the Environment Agency.

SERVICES

Mains water and electric are connected to all the residential properties. Foul drainage is to a single private system.

The Farmhouse has oil fired central heating and a private drainage system. The Annex and The Holiday Cottages benefit from oil fired central heating systems. The Farm Cottage is fitted with electric storage heaters and 2 x log burners.

The Main Building and Workshop both benefit from a mains electricity connection. Mains water is also connected to the Main Building and Livestock Building.

There are no irrigation rights included with the sale.

SUBSIDY SCHEMES

The agricultural land has been included in claims for the Basic Payment Scheme. The delinked payments will be retained by the outgoing owner and are not included in the freehold sale.

METHOD OF SALE

The land is offered for sale by private treaty as a whole with the benefit of vacant possession upon completion.

TENURE & POSSESSION

The property is freehold and registered under Land Registry Title Numbers: LL256333, LL256332, LL256331, LL256330, LL256329, LL256328 and LL203880.

Mineral, timber and sporting rights are all included with the freehold in so far as they are owned, subject to any statutory exclusions.

VAT

It is understood that none of the land is elected for VAT.

LOCAL PLANNING AUTHORITY

East Lindsey District Council.

BUYER IDENTITY CHECK

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.

PLANS & AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed. The photographs were taken in July 2024.

Misrepresentation Act Perkins, George Mawer & Co., Willsons Property for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but 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 Perkins, George Mawer & Co or Willsons Property has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in August 2024.

VIEWING

Strictly by appointment via the Joint Selling Agents.

JOINT SELLING AGENTS

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