



Hasthorpe Grange Farm

Habertoft, Alford
Lincolnshire

A first-class dairy farm with versatile farm buildings, fertile temporary grassland and three residential properties

Hasthorpe Grange Farm, Habertoft, Alford, Lincolnshire, LN13 9NU

Alford 7 miles, Skegness 8 miles, Spilsby 8 miles, Boston 25 miles, Lincoln 38 miles



Features:

Well-presented principal 4-bedroom farmhouse

Spacious modern 4-bedroom bungalow

3-Bedroom bungalow

Extensive farm buildings & cattle housing

Equestrian facilities

About 352 acres (142 ha) in total

For sale as a whole or in up to six lots

Lot 1 – Hasthorpe Grange Farm, Habertoft

About 254 acres (103 ha)

Hasthorpe Grange Farmhouse – Large 4-bedroom detached house, 3-bedroom bungalow, 40/40 herringbone parlour installed in 2001, extensive farm buildings & cattle housing, slurry storage & silage clamps, temporary grass

Lot 2 – The Bungalow, Hasthorpe

About 16 acres (6 ha)

Recently extended & modernised bungalow, principal suite with en suite & dressing room, 3 further bedrooms, office, open plan kitchen-diner, utility, expansive living room with high vaulted ceilings, stable block, manège, portal-framed farm buildings, about 15 acres of paddocks

Lot 3 – Land at Sloothby

About 21 acres (8 ha)

Three parcels of pasture land, formerly in arable rotation

Lot 4 – Land at Habertoft

About 9 acres (4 ha)

Single parcel of pasture land, formerly in arable rotation

Lot 5 – Land on Low Lane

About 30 acres (12 ha)

Two parcels of pasture land, formerly in arable rotation

Lot 6 – Land at Orby

About 18 acres (7 ha)

Single parcel of pasture land, roadside access

Situation

Hasthorpe Grange Farm is in rural Lincolnshire between the Lincolnshire Wolds (Area of Outstanding Natural Beauty) and popular seaside resorts of Skegness & Ingoldmells. Hasthorpe Grange Farm is predominately situated between the villages of Habertoft & Hasthorpe, about 1.5 miles from Welton le Marsh, with offlaying parcels at Sloothby & Orby. The main farmstead is north of the village of Habertoft, and Lot 2, The Bungalow is situated in the hamlet of Hasthorpe.

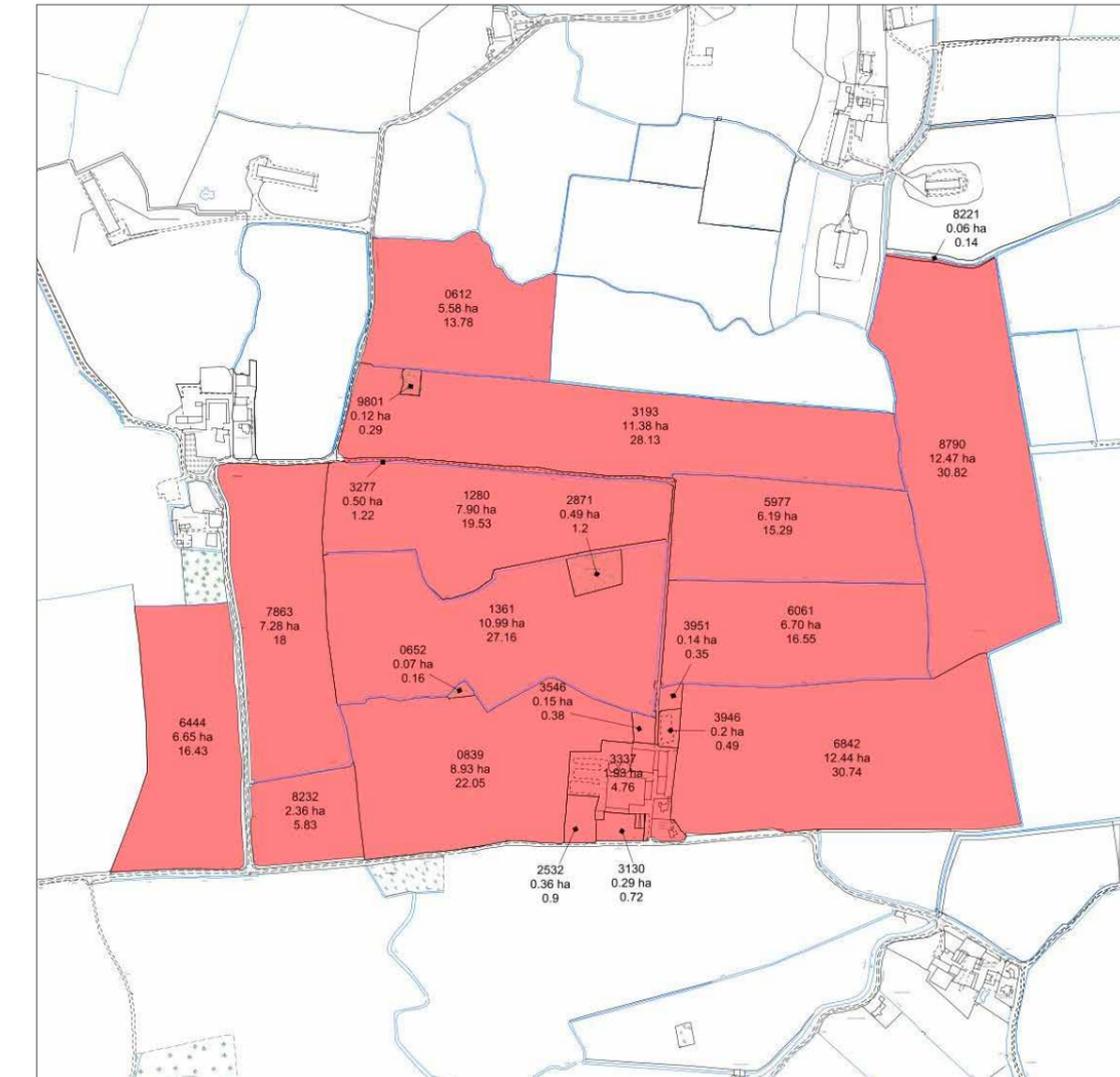
Nearby villages of Orby, Welton le Marsh and Willoughby offer village pubs and other small amenities. Further afield, the well serviced market town of Alford is just 7 miles from the farm, where a range of shopping, restaurants along with primary & secondary education can be found. The nearest trains run from Skegness (8 miles), where a full plethora of retail services can also be found.

Hasthorpe Grange Farm

Hasthorpe Grange Farm has been in the family since 2006, and has been a dairy farm for many years before this. The family run dairy herd is currently milking 240 head, with calves and young stock in addition, and the farm has capacity for a herd in the region of 450 cattle. The current milk contract is with Muller.

Hasthorpe Grange Farm, Habertoft has benefitted from investment and regular maintenance in the dairy equipment and farm buildings, with a 40/40 Delaval herringbone milking parlour with drafting gates, retention bar, a mixture of cubicle housing and loose housing, silage clamps and slurry tanks. Although the farm is currently a dairy farm, the well laid out and smart farm yard could be used for other livestock enterprises.

The main farmstead comprises Hasthorpe Grange Farmhouse, Dairy Bungalow, 5,159.82 sq m (55,539.84 sq ft) of farm buildings including the dairy buildings, and circa 249.67 acres of land, predominately temporary grassland which is both grazed and up to 3 cuts of silage taken per season. The Bungalow, Hasthorpe is north of the main farmstead, offering a fantastic modernised home, equestrian facilities and additional farm buildings, and circa 15.32 acres of grass. There are four additional lots of off-lying land.



Hasthorpe Grange Farm - Lot 1

Total Area (103.18 ha / 254.92 ac)

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

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Y23857-06 | Date 24.03.25





Lot 1 – Hasthorpe Grange Farm, Habertoft
About 254.92 acres (103.18 ha)
Guide Price: £3,300,000

Hasthorpe Grange Farmhouse
 This well-presented detached four-bedroom farmhouse was built in 2008 and has been well maintained since. The house is accessed from the main farm drive, with its own private gravel driveway. The Farmhouse is of redbrick construction under a tiled roof. The house main house is arranged over two floors, with a single storey utility room attached,

and a detached single storey garage. In total the accommodation is approximately 191.2 sq m (2,058.0 sq ft).

The front door opens into a hallway with doors off into the lounge, sitting room with multi-fuel log burner & kitchen/breakfast room with a feature chimney breast wall and Rangemaster cooker. Beyond the kitchen is a door into the utility room and WC. The ground floor benefits from underfloor heating. Upstairs is a principal suite with dressing room and en suite, with three further double bedrooms and

a family bathroom. The rooms are well proportioned and laid out to suit family living. Externally the garden is enclosed by fencing, and a wooden gate. The garden wraps around the front and rear of the house mostly laid to lawn with patio between the house and lawn.

It is understood the Farmhouse is subject to an Agricultural Occupancy Condition, further detail is available from the joint selling agents.

New Bungalow

The Dairy Bungalow was built in 1978, offering a three-bedroom detached bungalow which was historically used as staff accommodation, but will be sold with vacant possession. The bungalow is accessed from the main farm drive, with its own private gravel driveway and garage. New Bungalow is of brick construction under a pitched tiled roof. In total the accommodation is approximately 97.8 sq m (1,052.7 sq ft).

New Bungalow comprises kitchen/breakfast room, lounge, utility, three bedrooms and a family bathroom. Externally the garden is enclosed by fencing and a wooden gate. A row of conifer trees sit between the property and the farmyard. The garden is predominately laid to lawn.

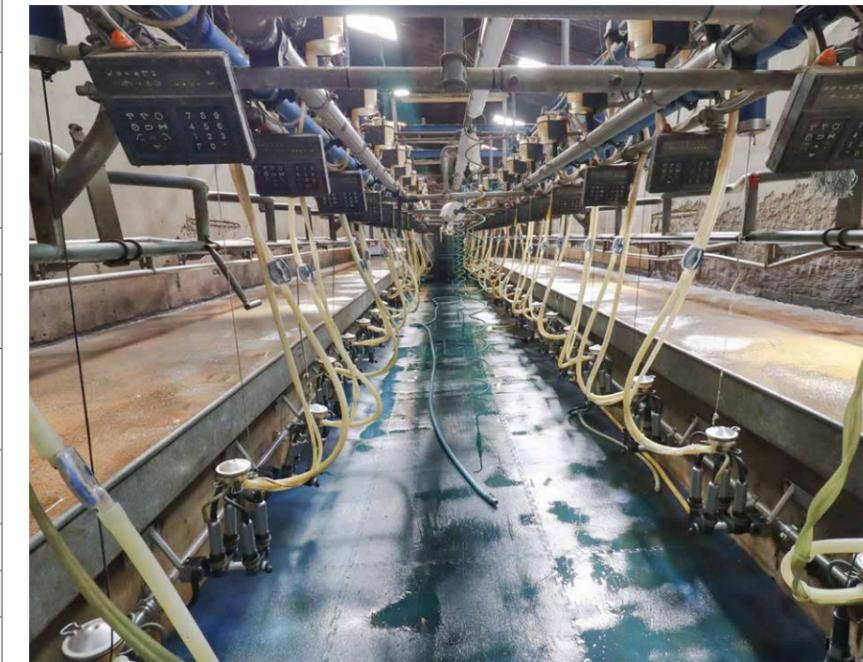
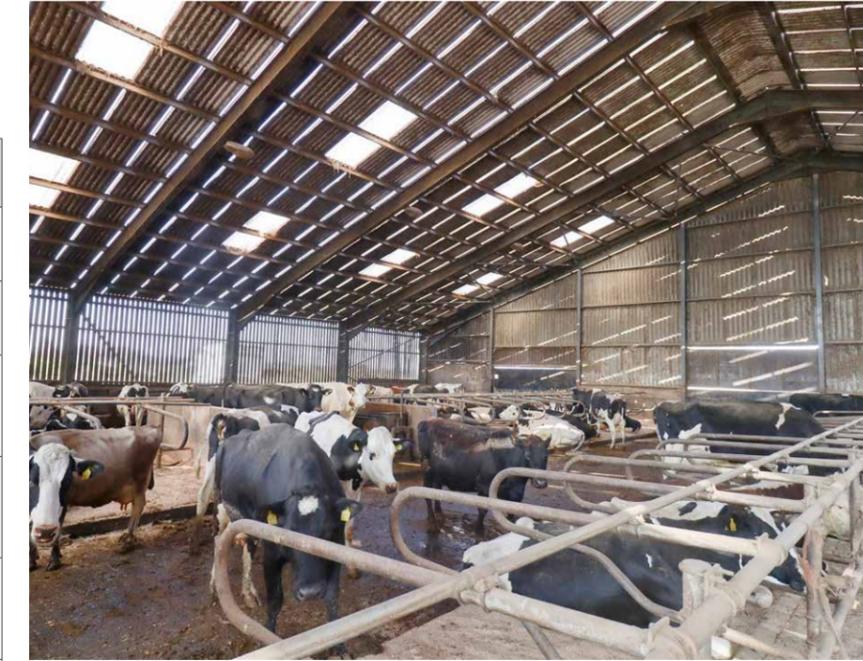
It is understood New Bungalow is subject to an Agricultural Occupancy Condition, further detail is available from the joint selling agents.

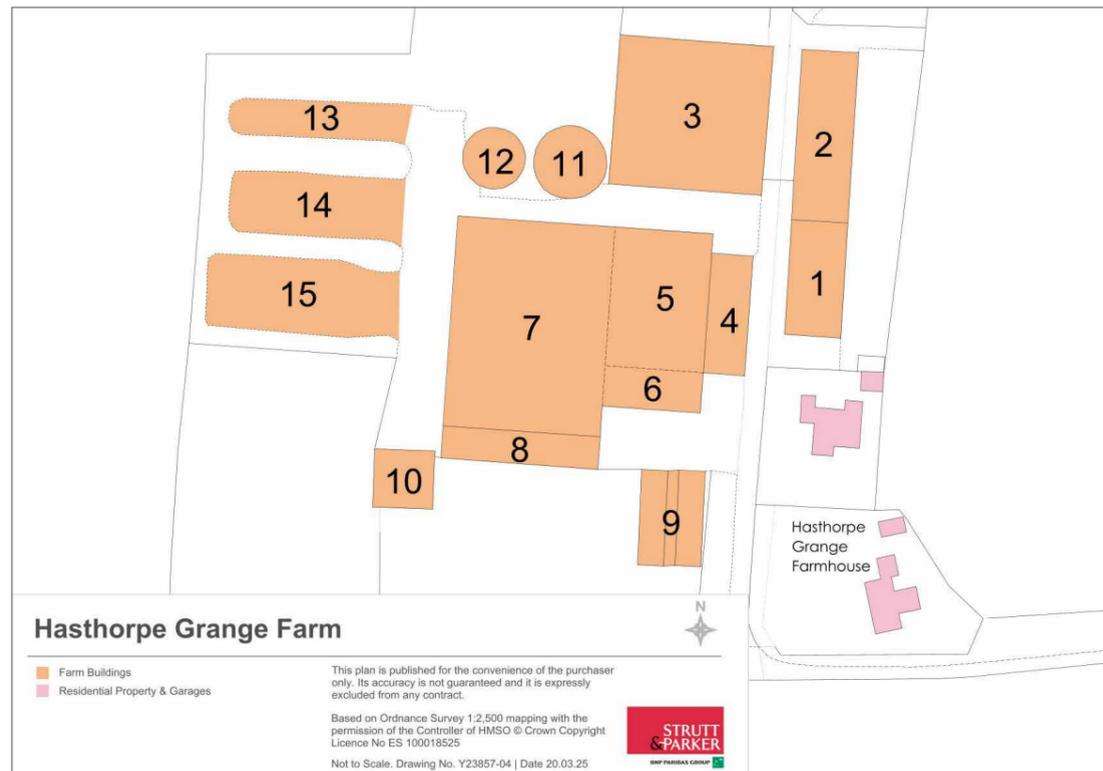


Farm Buildings

Hasthorpe Grange Farm benefits from an extensive range of purpose-built farm buildings extending to approximately 5,159.82 sq m (55,539.84 sq ft). The buildings and farmyard comprise:

Block Plan Reference & Building	Description	Dimensions	Floor Area
1 – Livestock Building	Steel portal framed with cladded roof and Yorkshire boarding. Open fronted with feed barriers.	11.8m x 27.4m	323.32 sq m
2 – Livestock Building	Steel portal framed with cladded roof and Yorkshire boarding. Open fronted with feed barriers.	11.8m x 40.5m	477.90 sq m
3 – Cattle Cubicles	Steel portal framed with cladded roof and Yorkshire boarding Cubicles for approx. 88 cattle with feed passages.	36.5m x 36.5m	1,332.25 sq m
4 – Livestock Building	Steel portal framed building with cladded roof and Yorkshire boarding. Open on two sides with feed barriers.	9.0m x 28.5m	256.50 sq m
5 – Parlour	40/40 Delaval herringbone milking parlour with drafting gates, retention bar, separate foot bath & automated equipment. Installed in 2001.	18.0m x 34.0m	612.00 sq m
6 – Dairy	Dairy with Dairy Cool ice builder and two bulk tanks – approximately 9,000 litre & 4,500 litre.	10.9m x 24.0m	261.60 sq m
7 – Livestock Building	Steel portal framed building with cladded roof and Yorkshire boarding. Cattle housing with feed passages.	24.5m x 50m	1,225.00 sq m
8 – Livestock Building	Steel portal framed building with cladded roof and Yorkshire boarding.	24.5m x 7m	171.50 sq m
9 – Calf Housing	Timber portal framed building with Yorkshire boarding.	14.7m x 22.5m	330.75 sq m
10 – General Purpose Storage	Open fronted mono pitch building. Concrete blocks with corrugated sheeting sides and roof.	13m x 13m	169.00 sq m
11 – Slurry Tank	Storth 5 ring slurry tank with electric fill pump. Erected in 2021 with capacity for approximately 350,000 gallons of slurry.		238.14 sq m
12 – Slurry Tank	Boythorpe slurry tank with capacity for approximately 200,000 gallons of slurry.		170.19 sq m
13 – Silage Clamp	Earth banded clamp with concrete floor.	45m x 12m	540 sq m
14 – Silage Clamp	Earth banded clamp with concrete floor.	45m x 15m	675 sq m
15 – Silage Clamp	Earth banded clamp with concrete floor.	45m x 15m	675 sq m





Lot 2 - The Bungalow, Hasthorpe
 Approximately 16.50 acres (6.68 ha)
 Guide Price £700,000

The Bungalow

The Bungalow was built in 1992, and more recently extended and renovated in 2022 to create a modern family home. The Bungalow is accessed via a private concrete drive, which sits behind the electrically operated gate. Ample parking both in front of the house on the gravel, and with further parking in the farmyard if required. The bungalow is of brick construction with cream render, under a concrete tile roof. In total the property is approximately 230.40 sq m (2,479.5 sq ft).

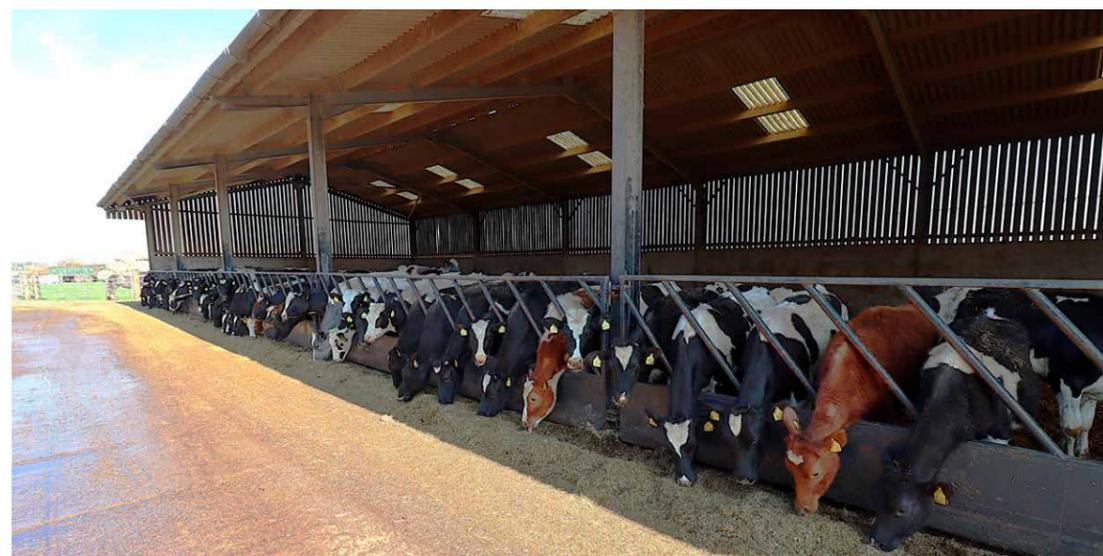
doors that open on to the garden. A large principal suite sits to the rear of the property with en suite, dressing room and free-standing rolltop bath.

Externally the south facing lawned garden is bordered by a number of mature trees, with gravel between the house and garden. Through French doors the principal suite opens on to decking.

It is understood The Bungalow is subject to an Agricultural Occupancy Condition, further detail is available from the joint selling agents.



The front door opens into a hallway giving access to a large bedroom with built in wardrobes and the open-plan kitchen-dining room. The kitchen features a central island, Rangemaster Cooker & Belfast style sink. The open plan dining and living space benefits from a Swedish style log burner and magnificent exposed beams. The bi-fold doors open out on to the garden as well as providing ample natural lighting into the room. The adjoining utility room offers another access into the property. In the centre of the generously proportioned accommodation are two further bedrooms, office, family bathroom & separate shower room. The recent renovation works extended the property to incorporate a new wing to the west which now offers a large entertaining space in the vaulted ceiling lounge, which boasts a feature inglenook fireplace and multi fuel log burner. Sunlight pours into the lounge through the glass gable end, of which part is bi-fold



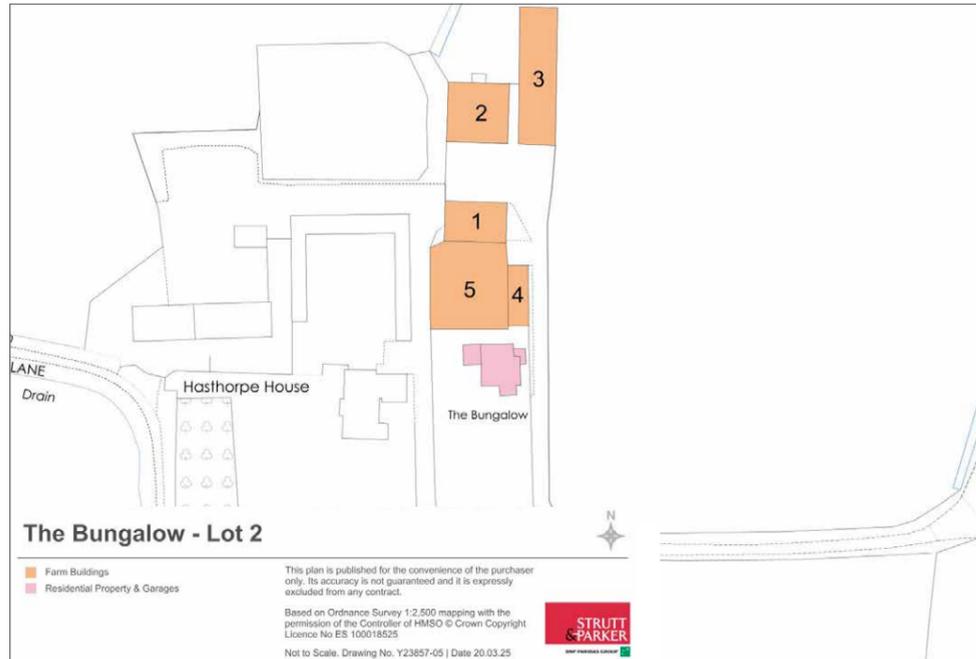
The Land

The land is predominately in a single ring fenced block, with one parcel sitting to the east of the Hasthorpe Road. The land is mostly flat and is serviced by tracks that run from the farm yard out to the various parcels. There is 246.8 acres of grass and 1.65 acres of woodland.

The land is classified by DEFRA's Agricultural Land Classification Maps as being Grade 3. The soils are a mixture of which Wallasey 2 and Holdeness according to the Soil Survey of England and Wales which

are characterised as deep stoneless clayey soil and as a fine loamy chalky till respectively.

The land is in a temporary grass rotation, much of which was formerly arable land. The land is grazed and typically 3 cuts of silage taken in a season. The slurry produced on the farm is spread which has created fertile and productive temporary grass leys. Details on the past cropping and fertiliser records are available from the joint selling agents.



Equestrian Facilities

Situated to the north of The Bungalow is a block of 6 stables of timber construction serviced by water and electric, with a concrete apron to the front. Adjacent to the stables is a 22m x 26m sand & rubber surfaced manège.

Beyond this there is further storage in a small farmyard comprising of three portal framed buildings, and large concrete apron.

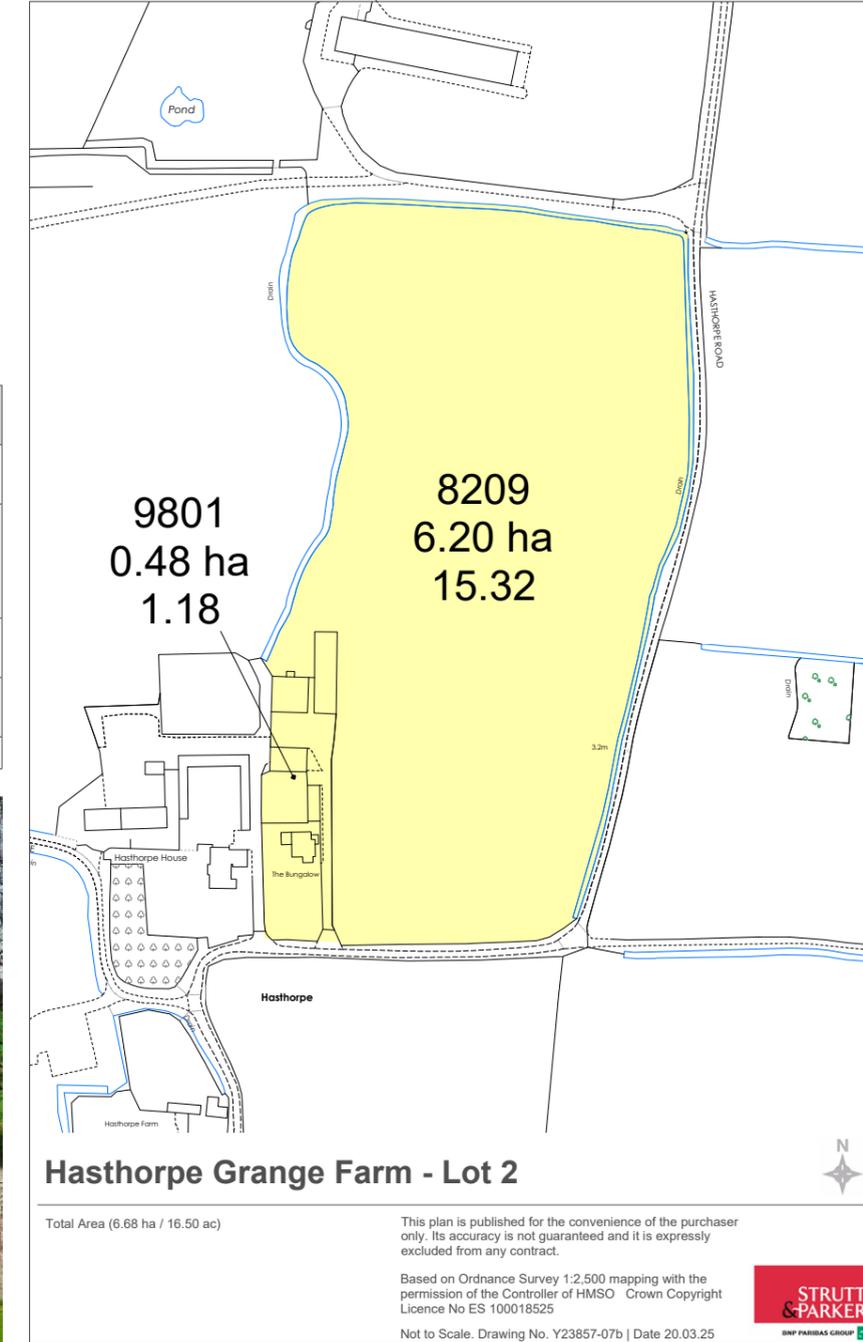
The Land

The land is a single parcel of generally flat grassland which can be accessed from the farmyard or directly from Hasthorpe Road. The land totals approximately 15.32 acres (6.20 ha).

The land is classified by DEFRA's Agricultural Land Classification Maps as being Grade 3. The soil is classified as the Holdeness series according to the Soil Survey

of England and Wales which is characterised as a fine loamy chalky till.

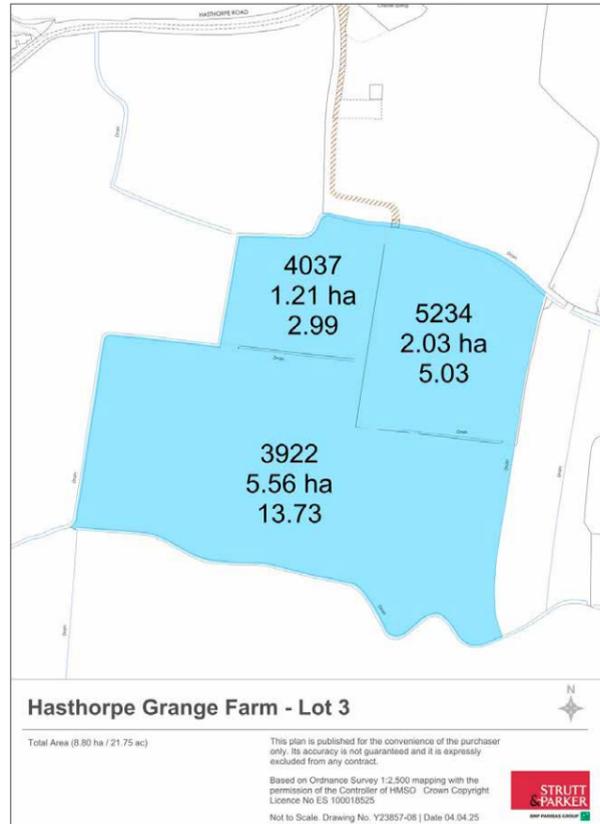
Block Plan Reference & Building	Description	Dimensions	Floor Area
1 - Storage Building	Steel portal framed with cladded roof and 3 cladded sides. Open fronted.	18.29m x 12m	66.72 sq m
2 - Former Grainstore	Steel portal framed with cladded roof & corrugated sheeting walls. Wooden grain drying floor, with central win tunnel separating the two sides. Accessed through double sliding doors.	18.3m x 18.29m	334.67 sq m
3 - Storage Building	Steel portal framed with cladded roof & corrugated sheeting and concrete block walls. Open fronted.	10.4 m x 41.15 m	427.96 sq m
4 - Stables	Timber purpose built stables. 5 stables & a larger loose box/haystore arranged in a L shape.		64.67 sq m
5 - Manège	Sand & rubber surfaced manège.	22.5 m x 26m	585 sq m





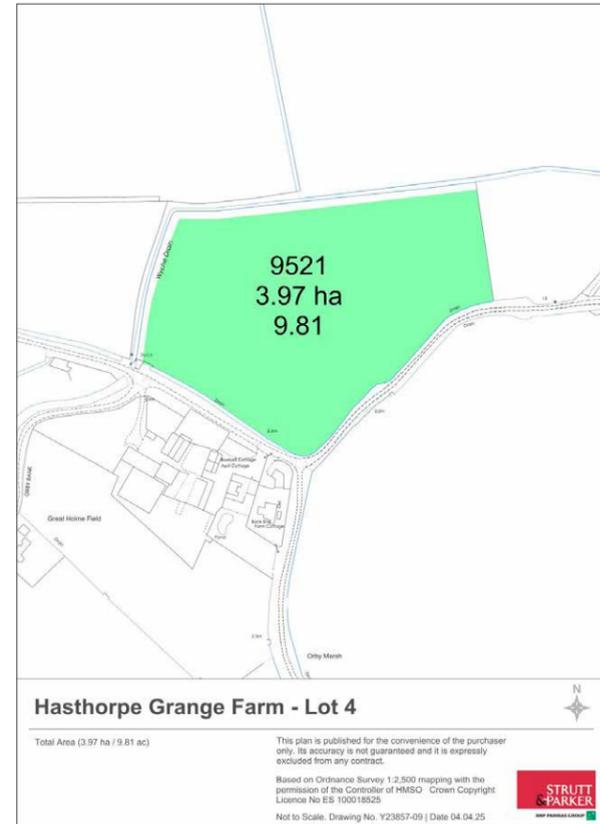
Lot 3 – Land at Sloothby
Approximately 21.75 acres (8.80 ha)
Guide Price £190,000
 The land is generally flat and split into three parcels separated by drains and hedgerows and totals approximately 21.75 acres (8.80 ha). The land is accessed via a dashed brown line on the sale plan which leads to Hasthorpe Road, Sloothby. The land can be accessed from Lot 1, however if sold separately there will not be right of access across Lot 1 into Lot 3.

The land is classified by DEFRA's Agricultural Land Classification Maps as being Grade 3. The soil is classified as the Wallasea 2 series which is characterised as deep stoneless clayey soil.



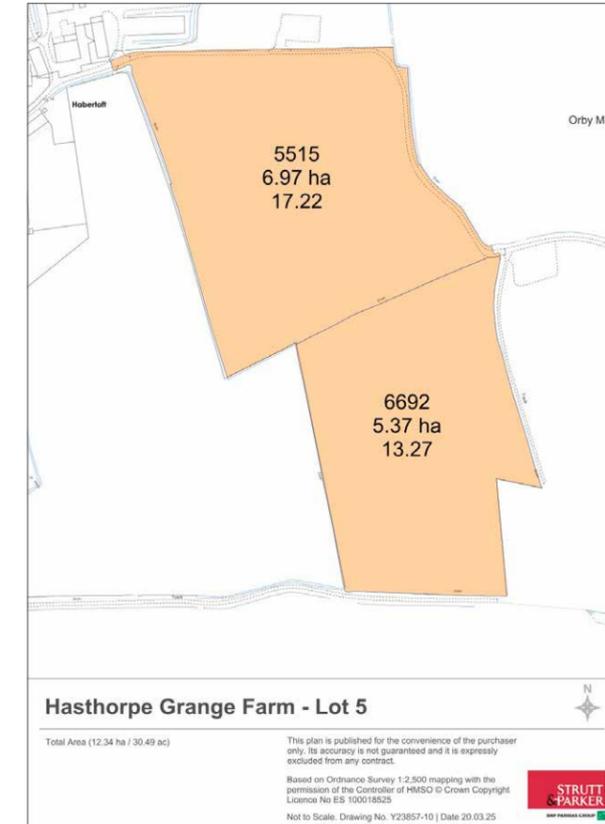
Lot 4 – Land at Habertoft
9.81 acres (3.97 ha)
Guide Price £90,000
 The land is a single parcel of generally flat grassland totalling approximately 9.81 acres (3.97 ha). The land is accessed directly from the road and bordered by ditches and a fenceline.

The land is classified by DEFRA's Agricultural Land Classification Maps as being Grade 3. The soil is classified as the Wallasea 2 series which is characterised as deep stoneless clayey soil.



Lot 5 – Land on Low Lane, Habertoft
Approximately 30.49 acres (12.34 ha)
Guide Price £260,000
 The land is generally flat and split into two parcels separated by drains and bordered in part by mature hedgerows. The land totals approximately 30.49 acres (12.34 ha). The land is accessed via Low Lane. A third party have a right of access across the access track that runs to the north-east of the parcel.

The land is classified by DEFRA's Agricultural Land Classification Maps as being Grade 3. The soil is classified as the Wallasea 2 series which is characterised as deep stoneless clayey soil.



Lot 6 – Land on Marsh Lane, Orby
Approximately 18.68 acres (7.56 ha)
Guide Price £160,000
 The land is a single parcel of generally flat temporary grass ley bordered by drains and mature hedgerows. The land totals approximately 18.68 acres (7.56 ha). The land is accessed via Marsh Lane.

The land is classified by DEFRA's Agricultural Land Classification Maps as being Grade 3. The soil is classified as the Wallasea 2 series which is characterised as deep stoneless clayey soil.



General

Property Schedule:

Property Address	Water	Electricity	Central Heating	Drainage	Energy Performance Certificate	Council Tax Band	2025/26 Payment
Hasthorpe Grange Farmhouse, Habertoft, Alford, LN13 9NU	Mains	Mains	Oil	Septic Tank	C	E	£2,632.67
New Bungalow, Hasthorpe Grange Farm, Habertoft, LN13 9NU	Mains	Mains	Oil	Septic Tank	E	B	£1,675.33
Hasthorpe Grange Farm Yard	Mains	Mains - single & three phase	NA	NA	Exempt	Exempt	Exempt
The Bungalow, Hasthorpe, Alford, LN13 9NT	Mains	Mains	Oil	Septic Tank	D	B	£1,675.33

Method of sale: Hasthorpe Grange Farm is offered for sale as a whole, or in up to 6 lots by private treaty.

Tenure: The freehold of the property is offered for sale with vacant possession except where short term holdover is required.

Holdover: Holdover is reserved on Lot 1 to permit the vendors the storage of live & dead stock until sold separately. Holdover may be required in Hasthorpe Grange Farmhouse (Lot 1) or The Bungalow (Lot 2) following completion to allow the vendors time to vacate the property. Further detail is available from the joint selling agents.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive

covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Basic Payment: The entitlements to the Basic Payment Scheme (BPS) are not included in the sale and the vendor reserves the right to any future payments associated with the BPS entitlements.

Schemes: The land is not subject to any environmental schemes.

Designations: The Farm is in a Nitrate Vulnerable Zone (NVZ).

Ingoing valuation: This may be required by the vendor depending upon the timing of completion of the sale.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Overage: The farm is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. If development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations then this will be a trigger event for overage. This overage will be effective for 40 years from the date of completion of the sale and will be payable on the implementation of planning permission (or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 30% of the increase in value resulting from that consent.

Fixtures and fittings: All items usually regarded as tenant’s fixtures and fittings and equipment, including fitted carpets and curtains, together with farm equipment are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Drainage: We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Drainage Rates: These are charged by the east Lindsey Drainage Board. The 2024/25 rate is to be confirmed. Further detail is available from the joint selling agents.

Local authority: East Lindsey District Council & Lincolnshire County Council.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.



Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Roythornes, Stuart House, St John’s Street, Peterborough, PE1 5DD

Postcode: LN13 9NU & LN13 9NT

What3Words: Lot 1 ///putty.stickler.accented Lot 2 ///array.computer.homeward Lot 3 ///including.guests.staging Lot 4 ///daily.cracked.solar Lot 5 ///third.senders.delighted Lot 6 ///honeybees.courage.anyone

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Viewing: Strictly by confirmed appointment with the joint selling agents, Strutt & Parker in Stamford 01780 484040, or Willsons in Alford 01507 621111

Strutt & Parker
5 South View, Tinwell Road, Stamford, Lincolnshire PE9 2JL

+44 (0)1780 484040
sam.holt@struttandparker.com
grace.millbank@struttandparker.com
struttandparker.com

Willsons
124 West Street, Alford, Lincolnshire LN13 9DR

+44 (0)1507 621111
+44 (0)7526 951099
jackb@willsons-property.co.uk
willsons-property.co.uk

Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE Strutt & Parker and Willsons give notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker and Willsons do not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can they enter into any contract on behalf of the Vendor. 4. Strutt & Parker and Willsons do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited (“SPF”) for mortgage broking services, and to Alexander James Interiors (“AJI”), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker and Willsons will try to have the information checked for you. Photographs taken March 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.





Willsons
SINCE 1842

**STRUTT
& PARKER**

BNP PARIBAS GROUP 