



# WHITE HOME FARM

Branston Fen, Bardney, Lincoln, Lincolnshire

**BROWN & CO** JH Walter



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Branston Fen, Bardney, Lincoln, Lincolnshire LN3 5UP



**White Home Farm is a residential arable farm with a modern four-bedroom family home and a good range of buildings located close to the city of Lincoln**

Four bedroom farmhouse around 241 sq m (2,602 sq ft) with first floor living area giving views over open countryside.  
Buildings in all around 680 sq m (7,327 sq ft) with potential for a variety of uses including a modern oak framed barn.  
Productive arable land

**IN ALL AROUND 93.57 ACRES (37.87 HECTARES)**

**FOR SALE BY PRIVATE TREATY AS A WHOLE  
OFFERS WILL BE CONSIDERED FOR PARTS**

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## INTRODUCTION

White Home Farm is a family farmed and owned residential farm extending to around 93 acres set in open countryside located close to the River Witham and the popular villages of Branston, Washingborough, Heighington and Bardney. The property is situated approximately 8.5 miles east of the city and county town of Lincoln and has fantastic views out across the rural landscape and onto Lincoln Cathedral.

The property is being offered for sale providing a rare opportunity for a Purchaser to acquire a fantastically situated modern four-bedroom farmhouse, oak framed barn, and a range of general-purpose buildings. The agricultural land provides a significant block of productive well managed arable land which holds significant potential for environmental opportunities.

The farm offers a diverse range of opportunities from potential residential or commercial development, subject to any necessary

planning consents providing a prospective Purchaser an equipped unit to establish a rural business or small holding. The Seller is not intending to impose a development clawback.

## LOCATION AND SITUATION

White Home Farm is situated on a no-through road from the public highway with views out over open countryside within the Fenland landscape of the River Witham. The property benefits from no close residential neighbours. The popular villages of Branston, Heighington and Potterhanworth are all located approximately 4 miles west. The villages have a good range of amenities including primary and secondary schools, village shops and butchers, village halls, playing fields and public houses. The farm is located just 8.5 miles from the city of Lincoln, 15 miles from Woodhall Spa and 20 miles from Newark.

Lincoln offers an attractive cathedral city with supermarkets including a large Waitrose, shopping, restaurants, a marina, rowing, rugby and football clubs. At Woodhall Spa, home of the English Golf Union, there

are two excellent golf courses. Lincoln railway station is on the East Coast Main Line with regular services to London and Newcastle, fast services to London taking around 1 hour 55 minutes.

There are grammar and private secondary schools and a university at Lincoln.

## DIRECTIONS

Proceed on the B1190 east of Lincoln heading towards Branston Booths Village. Once in the village take the left turning onto Delph Road and proceed for approximately 1.5 miles. The property is located on the right-hand side set back from this public highway, which can be seen on the holding plan.

There is only one other farm located beyond this point.

The postcode is LN3 5UP.

what3words: ///remission.bland.succeed



## WHITE HOME FARMHOUSE

The property was constructed following the demolition of a bungalow in 2007. The property has been professionally designed by Stephen Palmer of Place Architecture; the design was focused on producing a sustainable and low carbon development which captured the surrounding open countryside views the property benefits from.

The property is a two-storey contemporary dwelling constructed from a timber frame, with faced brickwork to the ground floor and cooked larch timber cladding above under a recycled plastic slate roof with built in glass skylights. Internally, the property benefits from solid oak flooring, skirting boards, and door surrounds with solid oak veneered doors. The property has a reversed living design with an open plan kitchen and living area with exposed Douglas Fir timber beams being located on the first floor. Sustainable design principles have been implemented providing the ground floor bedrooms with solar shading. The property lighting has been professionally designed. The property has piled foundations and raised ground floor to accommodate any localised flooding event.

Large areas of glazing are located to the south and north elevations to maximize natural daylight. The sitting room benefits from a full 90 degrees of mid-winter through to mid-summer sunsets, allowing both solstices to be in view. Lincoln Cathedral can also be seen from this point.

Externally, the property has two steel frame constructed balconies which lead off the kitchen/diner and living area. The balconies have timber flooring. The kitchen/diner balcony is enclosed by glass and provides access via steps to the first floor. The grounds include good sized mature gardens enclosed by hedging, sunken vegetable garden, fruit trees, patioed area, raised flower beds, greenhouse, dog kennels, gravel driveway and garaging in the adjoining oak barn.

There is a pond to the south of the property to promote greater biodiversity on the site and reflect daylight into the interior during the winter months.

In all the accommodation extends to around 2,600sq ft and has charcoal grey aluminum double glazed windows and doors with underfloor heating and a natural air ventilation system throughout.

## ON THE FIRST FLOOR

Kitchen/dining area with external door onto south facing balcony, open planned area with heightened fitted kitchen units and free-standing kitchen island with Greystone ruby specked worksurface unit, two pantry store cupboards, integrated dishwasher, fridge and waste bins, free standing refrigerator, oil Rayburn, electric oven and electric hob, extractor and microwave.

Sitting room with door leading onto east facing balcony, open planned area with built in oak media unit, free standing multi-fuel burner, overhead fan, aesthetically designed to allow large wall space display area.

Hall with fitted glass cupboards

Cloakroom leading into bathroom with washbasin and WC

Store-room leading into home office

Additional storage space in attic accessed via loft ladder

## ON THE GROUND FLOOR

Entrance hallway with vaulted ceilings and oak staircase, under stairs storage

Bedroom 1 with triple fitted double wardrobe, large south facing floor to ceiling windows with patio door leading to private covered hot tub area, electric fan unit controlled by wall switch, spot light and bedside lighting.

Bedroom 2 with fitted double wardrobe, electric fan unit controlled by wall switch, spot light and bedside lighting.

Bedroom 3 with fitted single wardrobe, electric fan unit controlled by wall switch, spot light and bedside lighting.

Bedroom 4 with electric fan unit controlled by wall switch, spot light and bedside lighting. Adjacent study which could be converted to an en-suite.

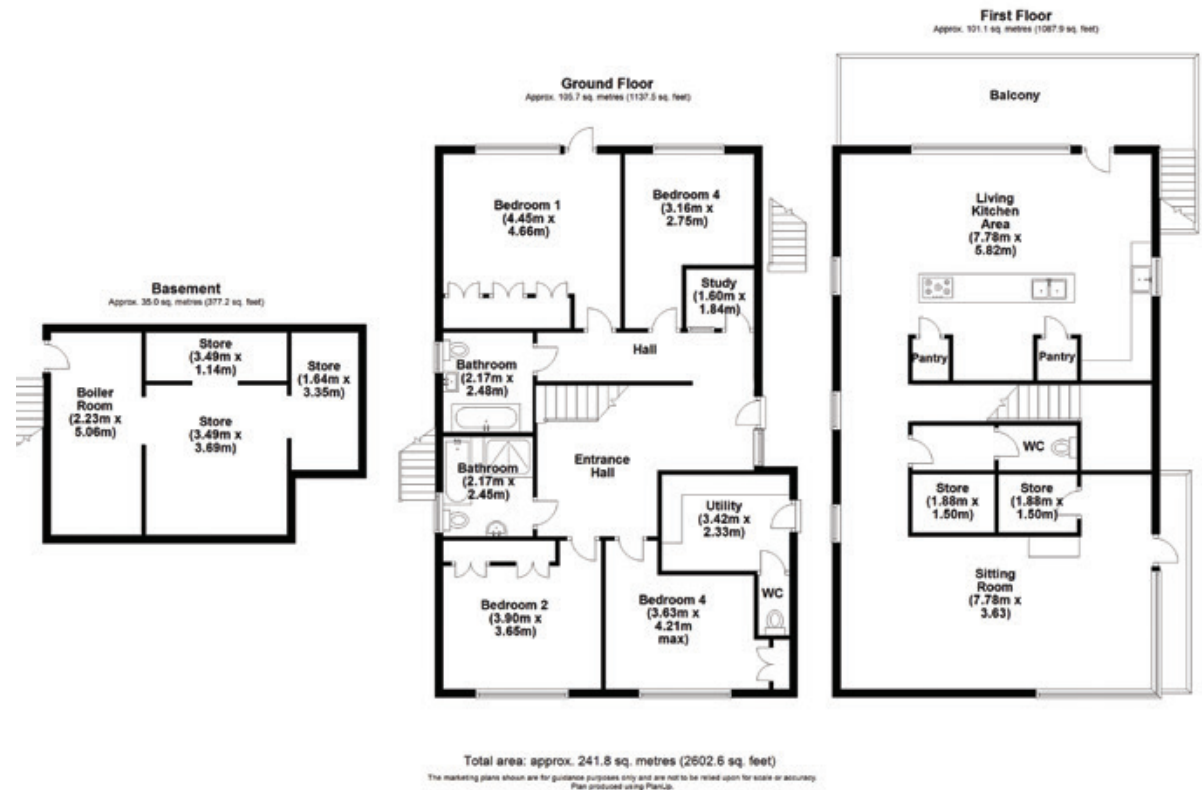
Bathroom with jacuzzi jet bath, WC, wash basin, heated towel rail, storage cupboard, tiled floor and walls, extractor fan.

Bathroom with bath, WC, wash basin, enclosed shower unit with mains pressure shower, heated towel rail, storage cupboard, tiled floor and walls, extractor fan.

External utility with no internal access, fitted wall and base units, sink, plumbing for washing machine, space for tumble dryer, water softener, space for fridge/freezer, enclosed toilet with hand basin and WC, tiled floor.



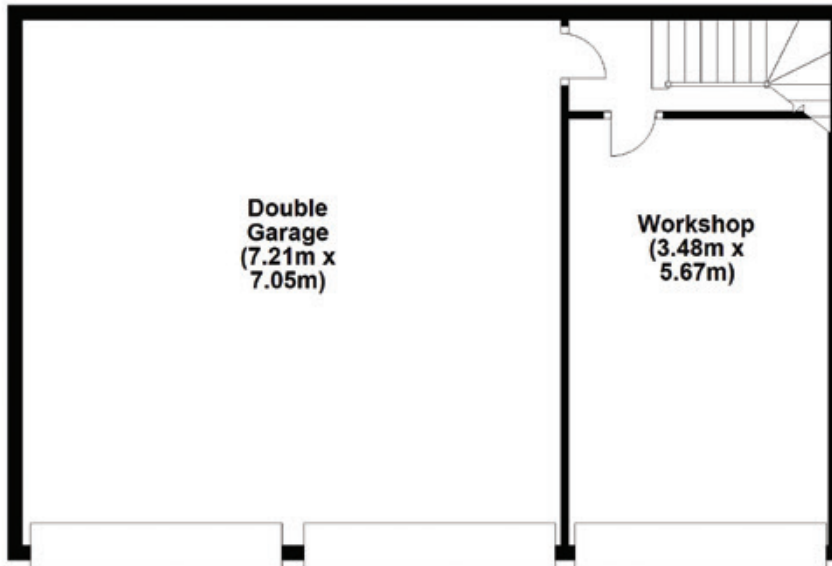
## WHITE HOUSE FARM



## GARAGE BLOCK

### Ground Floor

Approx. 76.4 sq. metres (822.4 sq. feet)



### First Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



Total area: approx. 131.2 sq. metres (1412.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

## BASEMENT

Three store rooms

Boiler room with Master Therm Ground Source Heat Pump 2022 with Renewable Heat Incentive payments until March 2029 and a Dismy ventilation system.

A payment will be due to the Seller which amounts to the remaining RHI income expected.

## OUTBUILDING

Located west of the farmhouse, the outbuilding comprises a two-storey contemporary oak frame barn currently providing accommodation for a workshop, garaging and a first-floor art studio. The building is constructed from an oak frame raised by brick and is clad in cooked larch timber under a recycled plastic slate roof with built in glass skylights, lead covering to exposed uprights, with three charcoal grey aluminum electric garage doors, reinforced concrete on ground floor. Benefiting from a gravel parking area to the front. In all, the building provides 131.20 sq m (1,412.20 sq ft).

Has potential subject to planning for use as residential accommodation or for commercial purposes.

### ON THE GROUND FLOOR

Workshop with electrical garage door and timber stud walling.

Double garage with two electrical garage doors and timber stud walling.

Timber staircase leading to first floor.

### ON THE FIRST FLOOR

Open plan storage area which has recently been used as art studio, exposed timber and larch beams, stud walling enclosing heat pump, external door leading to area for proposed balcony, stud flooring, strip lighting.



## FARM BUILDINGS

Located west of the farmhouse and outbuilding, the farm buildings benefit from good areas of hard standing and separate access direct from the public highway. They have been used in the past for grain and machinery storage and livestock. In all, there are around 2,836 sq m (30,525 sq ft) of buildings.

Arc Building 1 (27.90m x 9.20m) – Steel framed arc building with brick block walling to corrugated cladding, earth floor, manual sliding corrugated door at either end.

Arc Building 2 (28.90m x 10.49m) – Steel framed arc building with corrugated cladding, concrete floor, manual sliding corrugated door at either end, bunded fuel tank, electric connection box.

Ref No.	M	M	Sq M	Sq Ft	
1	Building 1	27.90	9.20	256.68	2,762.88
2	Building 2	28.90	10.49	303.16	3,263.19
<b>TOTAL</b>			<b>559.84</b>	<b>6,026.07</b>	

There are the remains of a historic agricultural yard located within Land Parcel 4553.

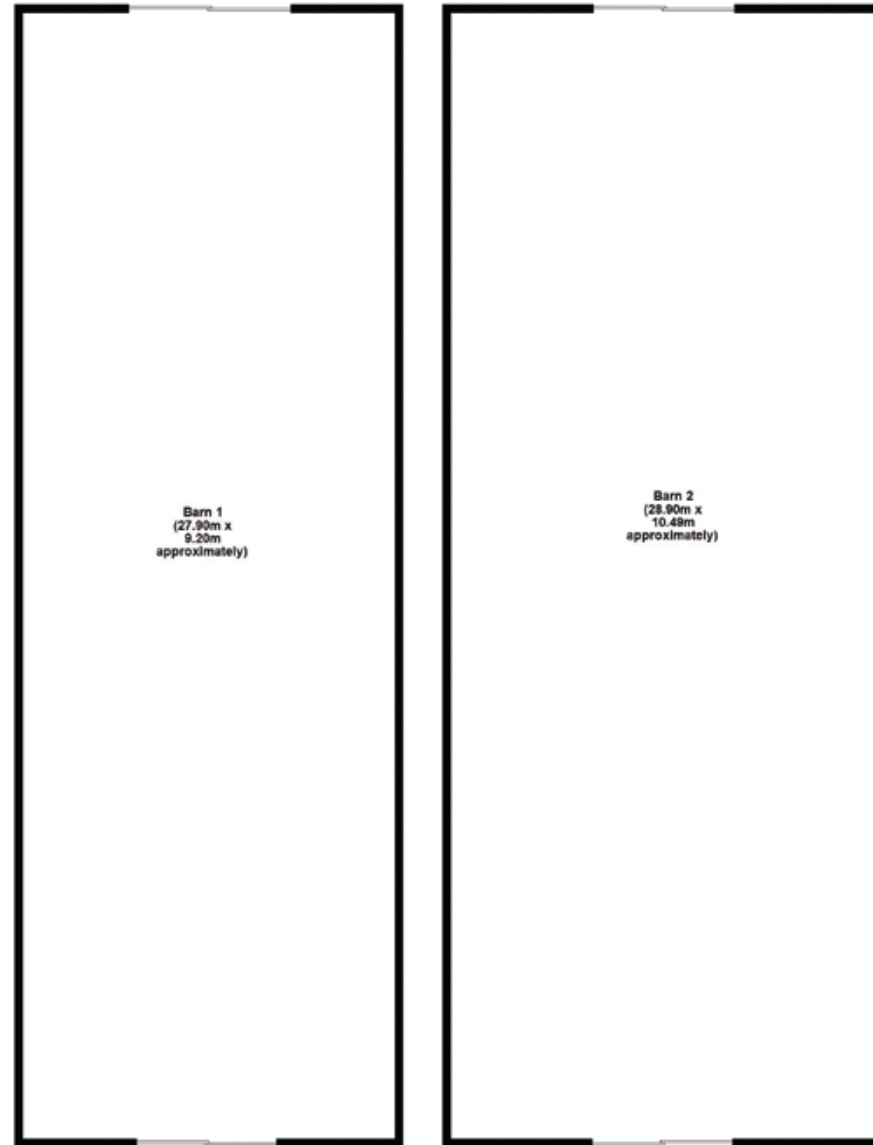
## ENVIRONMENTAL AND NATURAL CAPITAL POTENTIAL

Over the years the family have worked hard to farm sympathetically in a way which preserves and enhances the soil flora and fauna on the land. Voluntary measures including no use of neonicotinoids or slug pellets for a number of years are all actions taken working towards increasing the number of predatory insects on farm. A community social art projects known as “Field of Wheat” has taken place on the property along with the soils being the first to be gene sequenced in England.

Owing to the property’s location and local environmental context, the agricultural land provides opportunities for the uplift of on-site habitats for the purposes of generating Biodiversity Net Gain Habitat Units. Such uplift could include the creation of new species-rich grasslands and woodland parcels. Generated units can be sold commercially to developers in England and would be of particular value to those seeking to develop within the Lincolnshire Local Planning Authority or national character area.

## FARM BUILDINGS

**Ground Floor**  
Approx. 549.6 sq metres (5915.7 sq. feet)



**Total area: approx. 549.6 sq. metres (5915.7 sq. feet)**  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plans produced using Planit.





## FARMLAND

White Home Farm provides productive rich peaty soils capable of arable and root cropping located in a well-managed single block which is located to the south east of the house and yard. The arable land is divided into 3 level fields and in total extends to approximately 91.52 acres (37.04 hectares).

Historical cropping on the land has included cereals with milling wheat to Warburton's contract, sugar beet and potatoes. Potatoes have not been grown at a large scale on the holding for a number of years. Gloucester Old Spot outdoor pigs have previously been reared on farm.

The land is shown on the Ministry of Agriculture Land Classification as Grade 2. The soils are shown on the soils of England and Wales 1:250,000 scale plan as mainly Adventurers 2 soils series which is described as deep peat soils over variable subsoils, usually sandy sometimes gravelly. The land is classified as being suitable for growing cereals, potatoes, sugar beet and vegetables.

There is a small young coppice woodland which was planted in 2017 located to the east located within Parcel 4553.

The farmland offers scope to continue in agricultural production or explore potential environmental opportunities should a Purchaser look to pursue these.

NG No.	Hectares	Acres	Description	Area (Acres)			Back Cropping		
				Arable	Grass	Other	2024	2023	2022
3142	0.02	0.05	Pond			0.05	N/A	N/A	N/A
5596	12.33	30.46	Arable	30.46		0.28	AB15	AB15	W OSR
4525	0.11	0.26	Drain	14.48		Drain	N/A	N/A	N/A
Pt 6502	4.86	12.01	Arable	12.01			AB15	AB15	W OSR
Pt 6502	5.02	12.40	Arable	12.4			S Bly	S Bly	W Wheat
7308	13.78	34.05	Arable	34.05			S Bly	S Bly	W Wheat
4450	0.03	0.09	Track			0.09	N/A	N/A	N/A
7179	0.15	0.37	Drain			0.37	N/A	N/A	N/A
2841	0.81	2.00	House and Yard			2.00	N/A	N/A	N/A
4553	0.55	1.36	Grass		1.36		Grass	Grass	Grass
5426	0.1	0.24	Drain			0.24	N/A	N/A	N/A
8297	0.11	0.28	Drain			0.28	N/A	N/A	N/A
<b>TOTAL</b>	<b>37.87</b>	<b>93.57</b>		<b>88.92</b>	<b>1.36</b>	<b>3.29</b>			

## GENERAL REMARKS & STIPULATIONS

### METHOD OF SALE

The property is for sale by Private Treaty as a whole and is shown shaded pink on the plan. Offers for parts will be considered.

### TENURE AND POSSESSION

The property is freehold with vacant possession available on completion for the farmhouse and buildings. Vacant possession will be available on the land following the 2024 harvest.

### HOLDOVER

Holdover will be required if a sale of the land completes before the current crops are harvested. The Seller may require holdover on the buildings.

### SPORTING RIGHTS

These are included in the sale as far as they are owned, subject to statutory exclusions.

### MINERAL RIGHTS

These are included in the sale as far as they are owned, subject to statutory exclusions.

### SERVICES

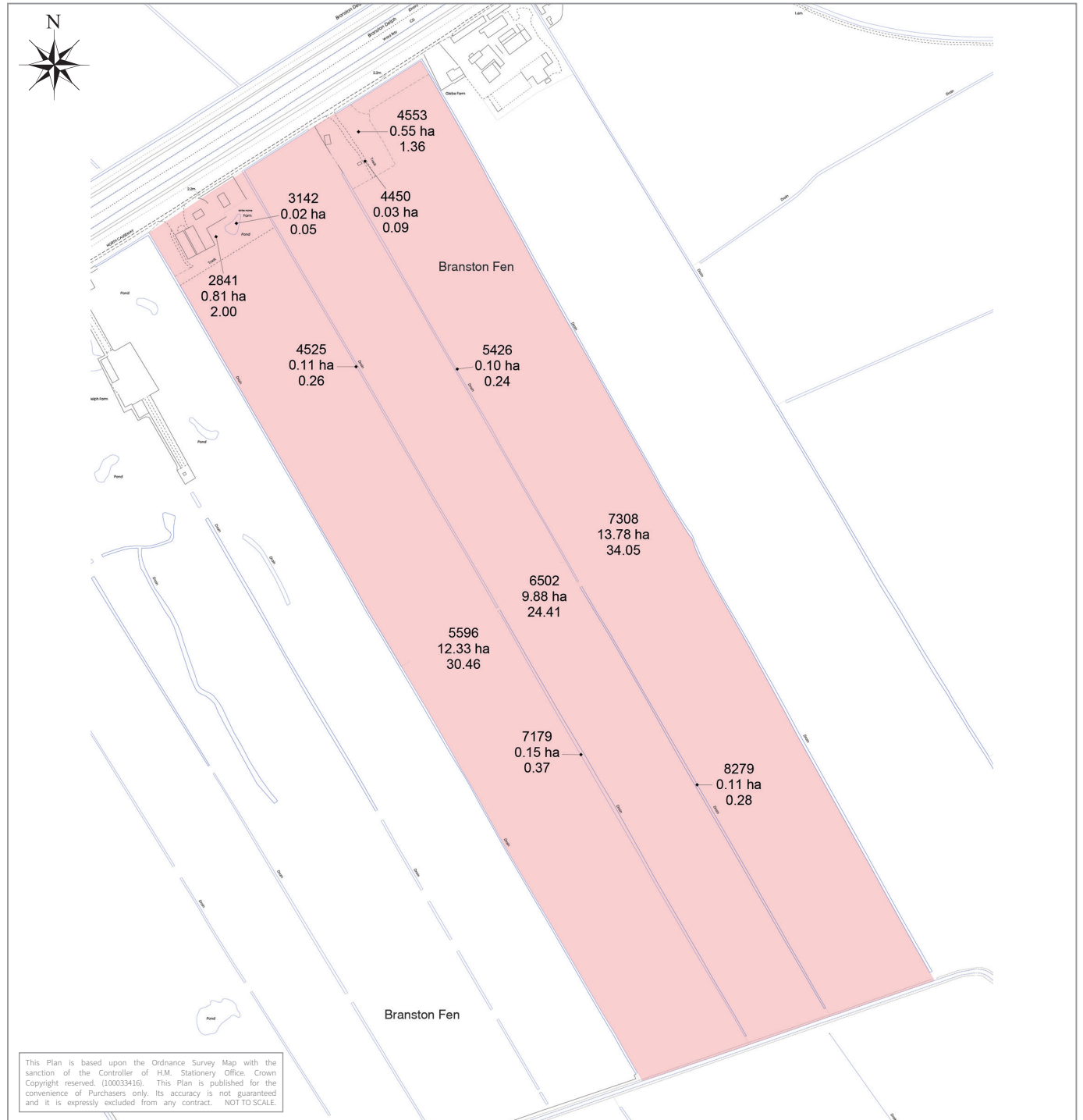
The farmhouse and outbuilding benefit from mains water and electricity. Drainage is to a private system, if this system is not compliant the Purchaser will undertake to carry out the necessary improvements. Heating is via a Ground Source Heat Pump which was installed two years ago. The Internet is available through Quickline.

The farmyard has separate single and three phase electricity supply. Please note there is no water connected to the farm buildings. There is a water connection point located within parcel 4553 and we have been informed the main is located by the roadside.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

### OUTGOINGS

White Home Farmhouse is within Council Tax Band D. Council Tax is payable to North Kesteven Local Authority. Drainage Rates are payable on part of the land to the Witham First Internal Drainage Board.



### **BASIC PAYMENT SCHEME**

The land is registered with the Rural Payments Agency and has been included within claims for the Basic Payment Scheme with an eligible area of 36.17ha. However, no BPS Entitlements are included with the sale. The current occupiers will receive and retain any future delinked Basic Payment runoff payments on the land.

### **ENVIRONMENTAL SCHEMES**

The land has been entered into a Mid-Tier Countryside Stewardship Scheme which commenced on 1st January and runs until 31st December 2026. The Purchaser will be expected to take on the Scheme.

Details of the current agreements are available upon request from the Selling Agent.

### **INGOING VALUATION**

Depending on the transfer of completion, the Seller will either harvest growing crops, or the Purchaser will pay an ingoing valuation for the crops. If the Purchaser takes over the growing crops there will be an ingoing payment for these including an enhancement value. There will be no counterclaim nor allowance made whatsoever for dilapidations of any kind.

### **TOWN AND COUNTRY PLANNING**

The Purchaser will be deemed to have full knowledge of and satisfaction with any Town and Country Planning matters that may affect the property. There is no agricultural occupancy condition attached to the farmhouse.

In particular the buildings have potential for a variety of alternative uses subject to obtaining the necessary planning consent.

The site is located within North Kesteven District Council. The Central Lincolnshire Local Plan (CLLP) 2018-2040 was adopted by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) on 13 April 2023 and it now replaces the development plans for the city of Lincoln, West Lindsey and North Kesteven District Councils.

The General Permitted Development Order Class Q potentially permits the conversion of farm buildings to up to 10 dwellings.

If you would like to discuss planning potential do give us a call.

### **DEVELOPMENT CLAWBACK**

The Seller does not wish to impose a development clawback on the property.

### **LAND DRAINAGE**

Copies of the drainage plans are held by the Selling Agents and are available upon request.

The land is within the Witham First Internal Drainage Board area, details of the drains maintained by the IDB are available on request.

### **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

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 other rights easements, quasi-easements and all wayleaves whether referred to or not in these particulars. In particular it should be noted that the following apply:

There is a 33KV electrical wayleave which crosses the land, an annual wayleave payment is received for this.

The Internal Drainage Board has a right to access the land for drainage works.

### **PLANS AREAS AND SCHEDULES**

These plans have been prepared as carefully as possible and are based on Ordnance Survey scale plans. The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

### **FIXTURES AND FITTINGS**

All fixtures and fittings are excluded from the sale unless specifically referred to in the particulars. The Sellers reserve the right if they choose to leave chattels fixtures and fittings at the farm and if this happens the Purchaser agrees to make no claim for any costs of disposal or other costs.

### **DISPUTES**

Should any disputes arise as to the boundaries or any points concerning the particulars, schedule and plans, or the interpretations of any term; the questions will be referred to a third-party dispute resolver appointed by the Selling Agents whose decision shall be final and binding. The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining boundaries or the ownership thereof.

### **VIEWING**

The property can be viewed strictly by appointment only with Brown&CoJHWalter's Kirsten Wright 07775 031701 or Tim Atkinson 07919 694224.

### **VAT**

Any guide prices quoted or discussed are exclusive of VAT, we are not aware that VAT will be payable on the property but 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 to the purchase price.

### **HEALTH & SAFETY**

The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

### **ANTI MONEY LAUNDERING LEGISLATION**

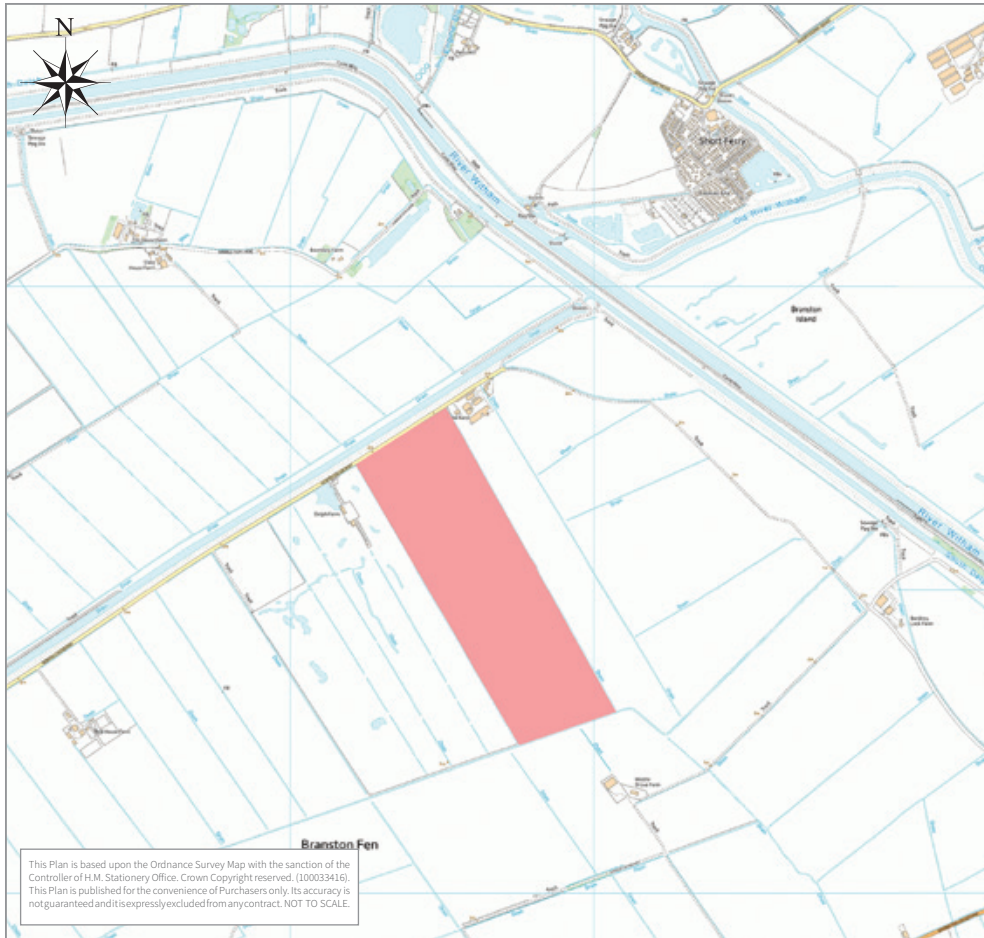
In accordance with the most recent Anti Money Laundering Legislation, the Purchaser will be required to provide proof of identity and address to the selling agents once an offer is submitted and prior to solicitors being instructed.

### **SELLING AGENTS**

Brown&CoJHWalter, 5 Oakwood Road, Doddington Road, Lincoln LN6 3LH

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