



Rose Cottage Farm Set in 101 Acres
Branston Booths, Lincoln





Rose Cottage Farm, Branston Booths, Lincoln

Rose Cottage farm is a mixed equestrian and arable holding extending to around 101 acres with multiple revenue streams. The property comprises a four bedroom detached house with attached one bed flat, garaging, office space, outbuildings, yard with large area of hard standing/car park, stabling, manège, woodland and lakes.

The current owner has created this holding over the last 25 years and is now ready to retire and hand over the reins to a new custodian who is looking for a ready made equestrian property with huge potential to develop various business opportunity's across the holding.

The farm is situated between the villages of Heighington and Branston Booths which are just 6 miles from the Historic City of Lincoln and just 3 miles from the Lincoln Eastern Bypass which offers great transport links.

As a whole **£2,250,000**

Or in 7 Lots **Lot 1 £1,300,000** **Lot 2 £100,000** **Lot 3 £90,000** **Lot 4 £300,000**
Lot 5 £95,000 **Lot 6 £130,000** **Lot 7 £230,000**



Lot 1 - Rose Cottage Set in 19.41 Acres

Directions

From Heighington follow the High Street out of the village onto Fen Road. Then turn right onto Brinkle Springs Lane and the property can be found on the left hand side at the junction with Moor Lane.

<https://what3words.com/soak.lollipop.mermaids>

Accommodation

Entrance Hall

Double glazed window to rear elevation, radiator, door to;

Reception One

Double glazed casement window to front elevation and double glazed French doors to side elevation, tiled floor, log burner, vertical radiators, storage cupboard, door to self contain flat and further door to;

Cloak Room

With built-in wardrobes.

Sports Room

Six double glazed Velux windows to front and rear elevation which are electrically operated, double glazed door to side elevation, underfloor heating, Coast Spa hydro pool, built-in base units, door to;

Wet Room

With built-in sauna, bidet, low flush WC, pedestal wash basin, heated towel rail, two wall mounted showers and extractor.

Kitchen/Diner

Double glazed casement window to side elevation, fitted wall and base units with stainless steel one and a half bowl drainer sink, Stanley range cooker which also provides hot water and heating, further built-in oven, two ring electric hob with extractor over, separate island with additional storage, radiator, wood burner.

Utility

Fitted wall and base units with large Belfast sink, space for dishwasher and large fridge.

Hallway

With under stairs storage cupboard and stairs to 1st floor.

Lounge

Double glazed casement window to side elevation, double glazed door to front elevation, two radiators and a log burner.

Boot Room

Double glazed doors to front and rear elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer, door to WC and garage.

WC

Two piece suite comprising pedestal wash basin, low flush WC, extractor

Garage

Double garage with double glazed window to side elevation, door with stairs to 1st floor, fitted base unit with one and a half bowl single drainer sink.

First Floor

Bedroom One

Double glazed casement window to side elevation, radiator, built-in wardrobes.

Bathroom

Double glazed casement window to rear and side elevation, three-piece suite comprising large Jacuzzi bath with shower mixer tap, mid flush WC, wash basin, fully tiled walls, heated towel rail.

Bedroom Two

Double glaze casement window to side elevation, radiator, built-in wardrobes.

Bedroom Three

Double glazed casement window to side elevation, radiator, built-in wardrobes.

Bedroom Four

Double glazed casement window to side elevation, en-suite shower, fitted base unit with dual sinks, radiator, door to;

WC

With low flush WC and extractor fan.

Sunroom

With double glazed windows and patio doors to side elevation, which also leads to the balcony, door to;

Sitting Room

Double glazed casement window to front and side elevation, stairs down to garage.

Rose Cottage Flat

Lounge/Dining room

Double glazed casement window to front elevation, double glazed French doors to front elevation, radiator, log burner, door to kitchen and bedroom.

Bedroom

Double glazed casement window to side elevation, vertical radiator, built-in wardrobes.

Kitchen

Double glazed casement window to rear and side elevation, fitted wall and base units with one and a half bowl stainless steel single drainer sink, built in oven, electric hob with extractor over, space and plumbing for washing machine, heated towel rail, door to bathroom and door to side elevation.

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising panelled bath with shower over, low flush WC, pedestal wash basin, heated towel rail, part tiled walls, extractor.

Outside

The front elevation offers a large gravel driveway, established pond, gates to Acre Dyke Lane and Moor Lane. The rear elevation offers a patio area with oak framed pergola.

Timber Summer house 5.02m max by 2.90m max

Currently housing a coast spa hot tub with double glazed casement windows to front and side elevation and deck.

Triple Garage/Office

Stone and pantile building with three up and over doors to the front elevation and a large electric roller shutter door to the side elevation. The ground floor offers substantial storage area and to the rear there is a pedestrian door leading to a WC with low flush WC, pedestal wash basin, radiator, extractor.

Triple Garage First Floor

Office One

Double glazed casement window to front and side elevation, fitted base unit with stainless steel sink.

Office Two

Double glazed casement window to front and side elevation.

Timber Double Garage 5.83m x 3.23m

Divided into two sections.

Back of Two Bay Stable Block

Garage with built-in shelving and electric roller shutter door accessed from the property driveway.

Agricultural Shed 9.03m x 9.15m

This building offers a substantial storage area with good eaves height and two electric roller shutter doors.

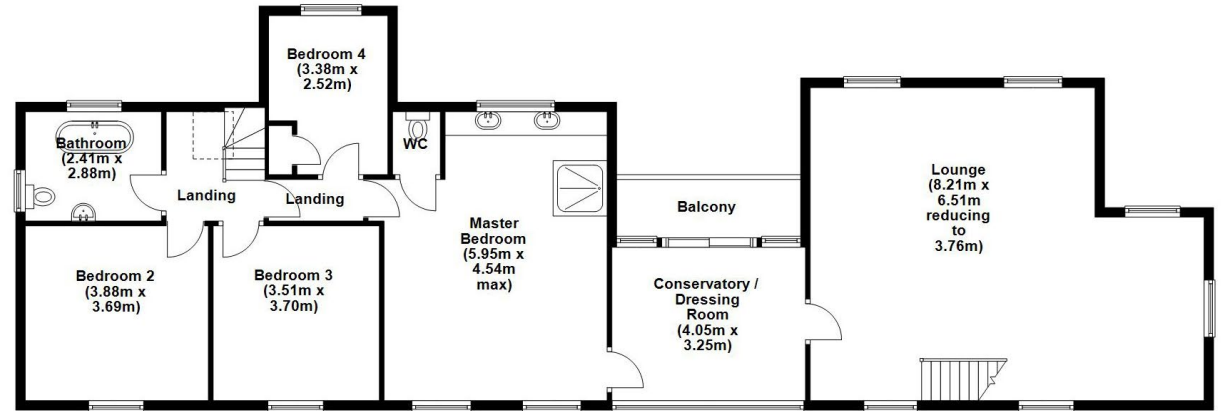
Two bedroom Carnaby Regent caravan





First Floor

Approx. 142.7 sq. metres (1535.5 sq. feet)

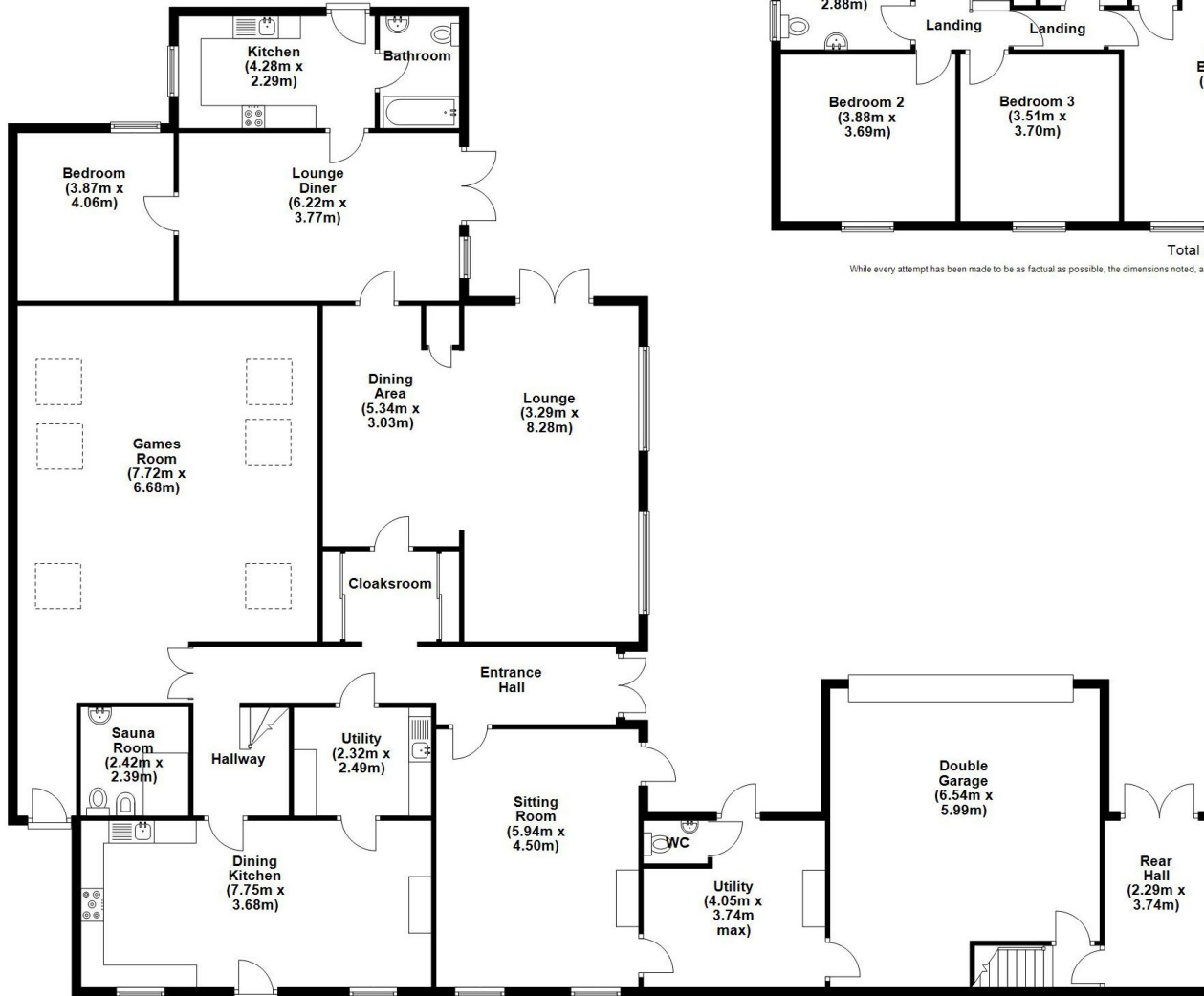


Total area: approx. 460.3 sq. metres (4954.7 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Ground Floor

Approx. 317.7 sq. metres (3419.2 sq. feet)





Breeze Block Unit

Stable 4.38m x 4.00m

Power and light

WC

Two piece suite comprising pedestal wash basin and low flush WC.

Hallway

With base unit and electric heater.

Unit One 4.14m x 3.76m

Roller shutter door with further pedestrian door within, power and light.

Store Room 2.85m x 2.41m

Unit Two 8.02m x 7.04m

Electric roller shutter door with further pedestrian door within, power and light.

Yard Section One

An area of hard standing extending to around 0.86 of an acre which offers great potential for a variety of uses subject to any necessary planning consents.

Shipping Container

Housing Diesel Tank

Five bay open storage shed 20.49m x 4.76m

3 x shipping container 6m x 2.5m

Yard Section Two

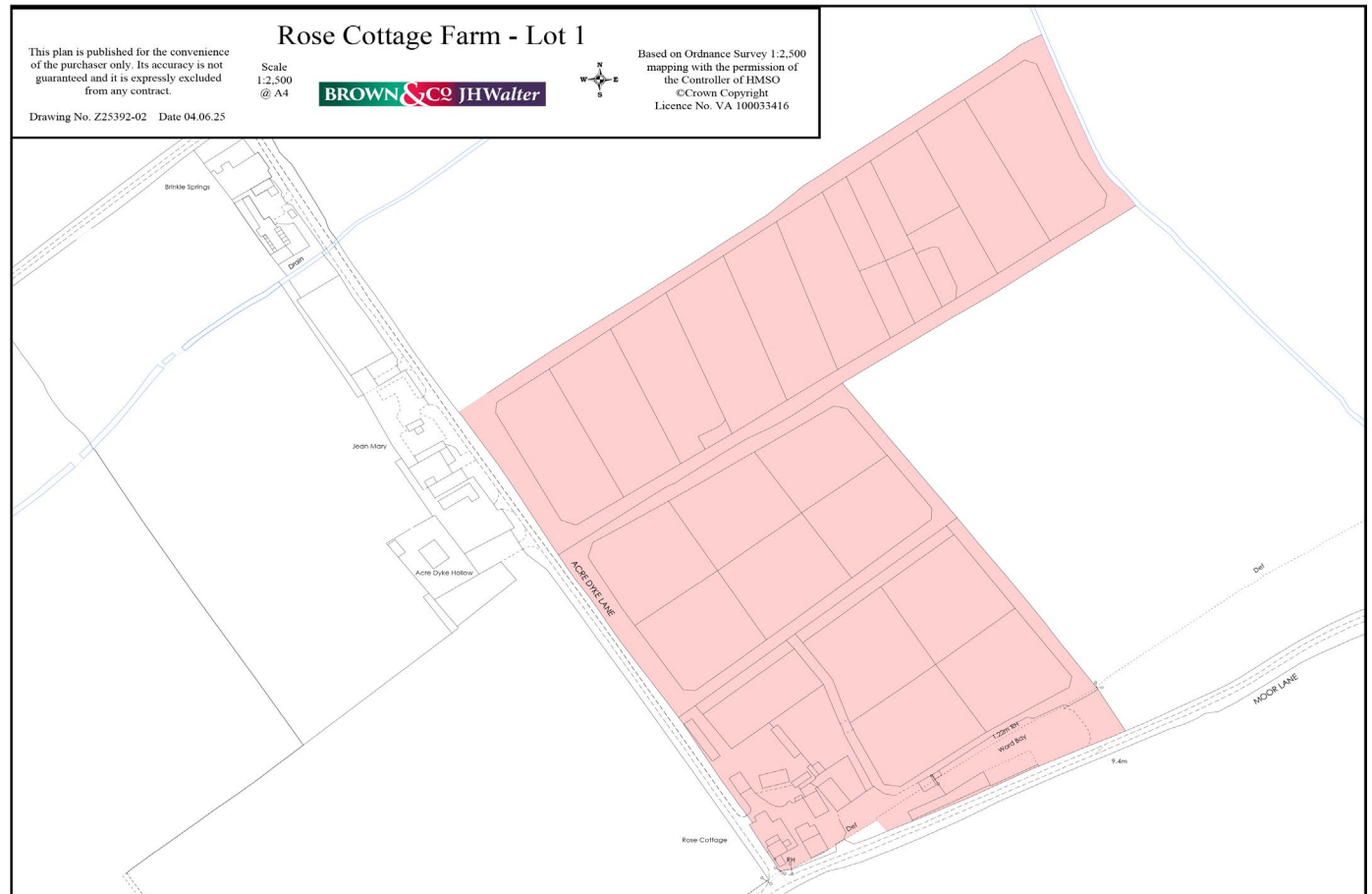
The second half of the yard can be enclosed by large steel doors.

Five Bay Open Storage Shed 7.21m x 24.5m.

Currently used as a vehicle storage and Wood store area. It also houses and oil tank.

Five Bay Open Storage Shed 26.5m x 9.73m

Small Steel Storage Container



Tea Room

Fitted base unit with one and a half bowl stainless steel sink, double glazed picture window to rear elevation. Two piece suite comprising pedestal wash basin and low flush WC. Office with double glazed casement window to side elevation. There is also a covered horse washing area with water supply.

Stabling

2 x Two Bay Timber Stable with built-in tack rooms

1 x Three Bay Stable with built-in tack rooms

1 x Three Bay Hay barn

1 x Two Bay Timber Stable

with built-in tack room and lean to hay and feed store.

3 x 2 bay timber stable with built-in tack rooms

65m x 25m Olympic sized floodlight manège

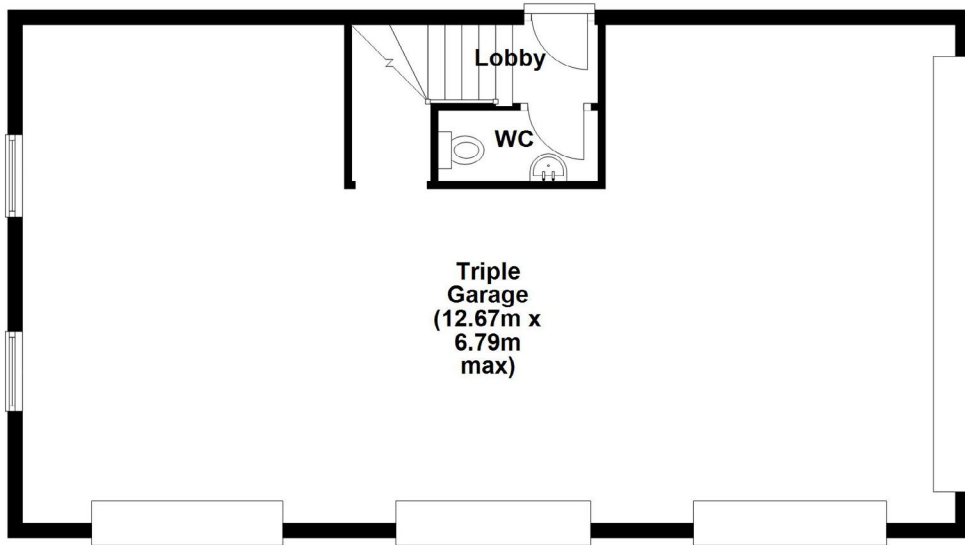
Lot 1 Income

The steel shed is bringing in £5,000 per annum and the Horse Livery Business is currently bringing in around £35,000 per annum with potential to increase this amount significantly through additional Horses, rental of the manège for events and dressage and rental of buildings within the yard which have previously been let.



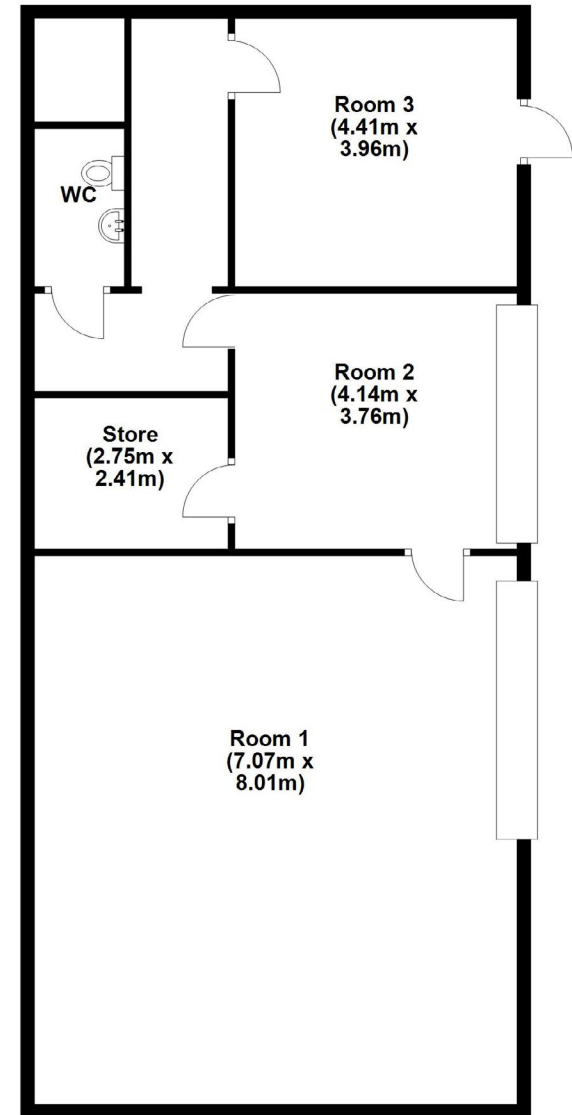
Ground Floor

Approx. 86.1 sq. metres (926.9 sq. feet)



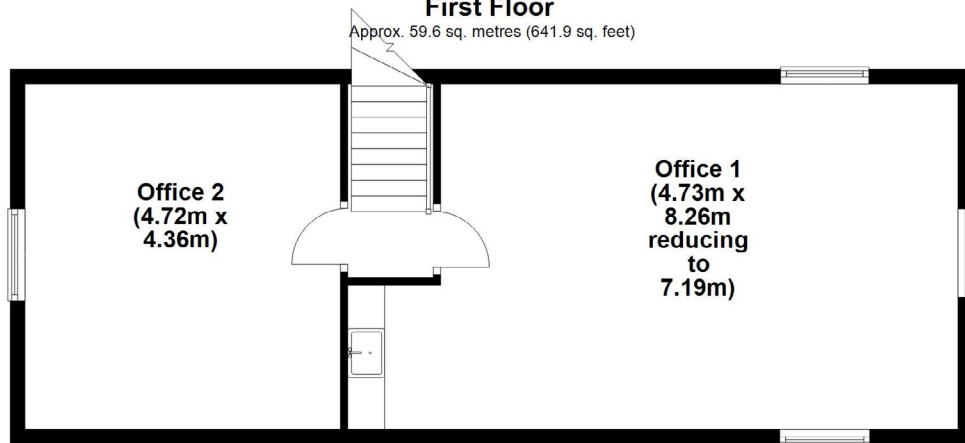
Ground Floor

Approx. 111.9 sq. metres (1204.7 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



Total area: approx. 145.7 sq. metres (1568.8 sq. feet)

Total area: approx. 111.9 sq. metres (1204.7 sq. feet)

LOT 2 - Around 11.50 Acres, Acre Dyke Lane

Description

Around 11.50 acres of Grade 3 arable land with mature tree-lined boundaries. The client presently has joint farming partnership on the land, but it will be offered with vacant possession after the current crop has been removed.

Directions

From Heighington follow the High Street out of the village onto Fen Road. Then turn right onto Brinkle Springs Lane and the land can be found on the left hand side.

<https://what3words.com/justifies.trump.reinforce>

Past Cropping

2024 Sugar Beet
2023 Spring Barley
2022 Winter Wheat

Tenure & Possession

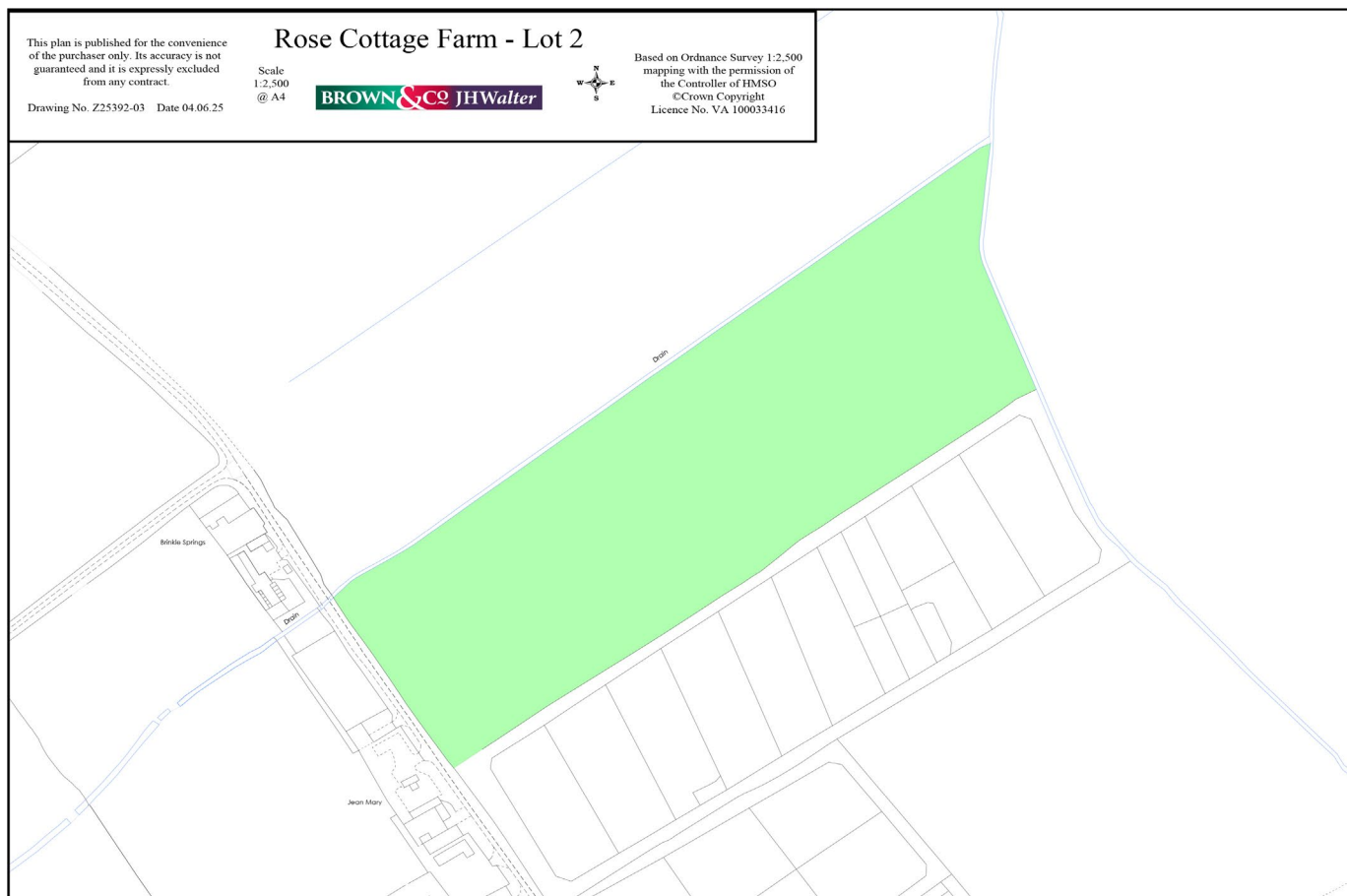
Freehold with vacant possession upon completion.

Holdover

The land will be sold subject to a holdover period for the current crop to be removed.

Viewing

The land may be viewed on foot during daylight hours.



LOT 3 - Around 4.29 Acres. Brinkle Springs Lane

Description

An attractive parcel of Woodland extending to around 4.29 acres, situated between the villages of Heighington and Branston Booths. The woodland is well managed with established tracks and is made up of a variety of trees including Oak and Silver Birch and offers a number of amenity uses subject to any necessary planning consents.

Directions

From Heighington follow the High Street out of the village onto Fen Road. Then turn right onto Brinkle Springs Lane and the woodland can be found on the right hand side.

<https://what3words.com/twinge.inclines.bats>

Access

There is a well-made access track running from the northern corner to the south western corner. There is a vehicular and pedestrian right of way over the track to the benefit of the adjoining land owner to the south western corner.

Town & Country Planning

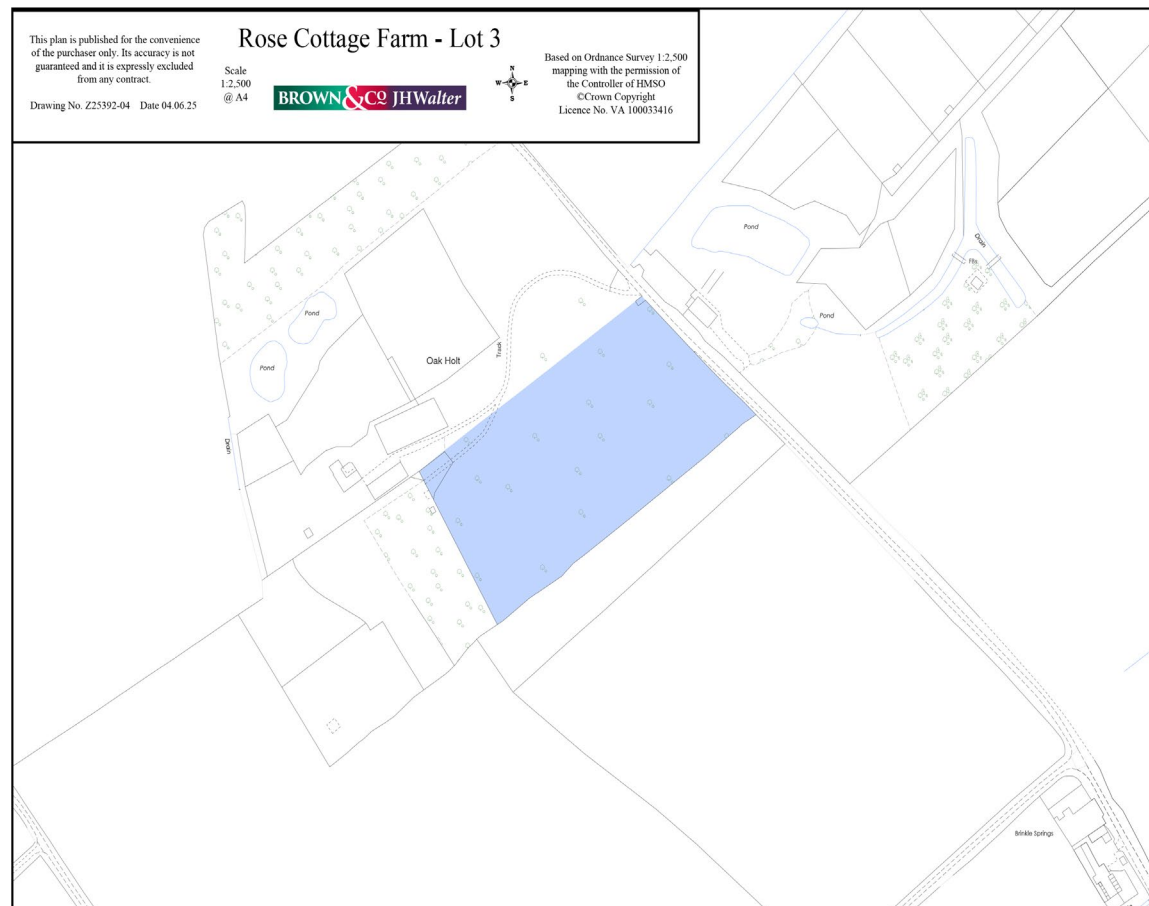
Interested parties are advised to speak to North Kesteven district council planning department on 01529 414155 to check any potential usage ideas do not require planning consent.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

The land may be viewed on foot during daylight hours.



LOT 4 - Around 20.5 Acres, Brinkle Springs Lane

Description

A real wildlife haven set in around 20.05 acres which comprises fenced and tree-lined grass paddocks with two field shelters, large hard standing car park, two well stocked fishing lakes, copse of woodland, four Bay open agricultural shed, two bay open agricultural shed which are both currently used for stabling and storage, shipping containers of which one is converted into a kitchen and changing room, two well established golf greens with 60m tee box, log cabin and timber summer house.

Four bay agricultural shed 9.05m x 16.2m
Currently divided into stabling and storage.

Two bay open agricultural shed 9.55m x 4.83m
Currently divided into two stables.

Shipping Container 6m x 2.5m
Currently used for storage.

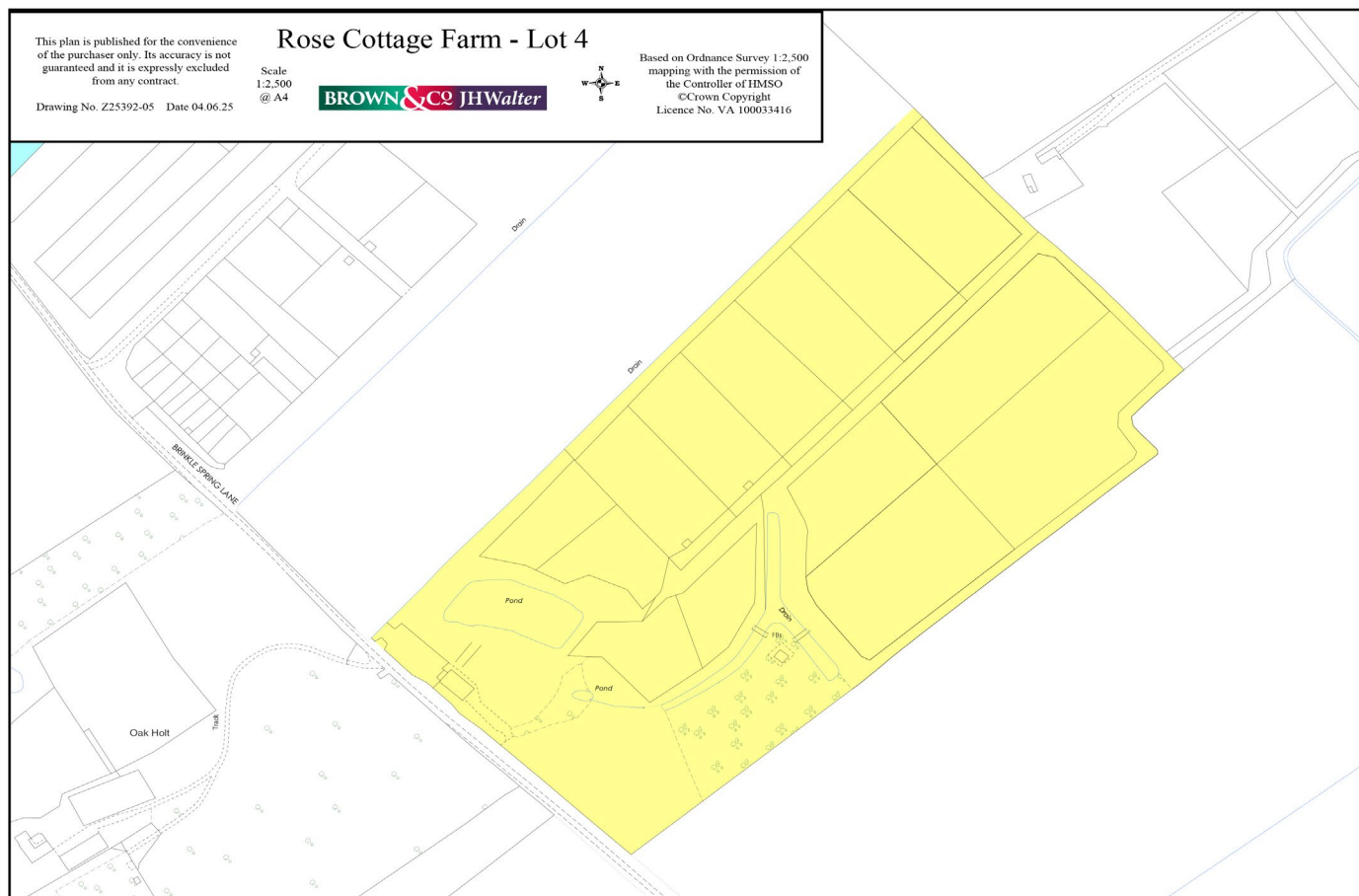
Red diesel tank

Shipping Container 6m x 2.5m
Currently divided into a kitchen with base units with stainless steel single drainer sink, changing area, wc, generator, power and light.

Two well Stocked established fishing lakes
We understand the lakes have been stocked for over 20 years with the likes of common carp, mirror carp, grass carp, roach, Rudd, idle and tench. This has previously been used as a fishing lake business which is not currently active.

Timber Summer house 2.78m x 2.78m
Situated in an elevated position with great view views across the site. It offers double glazed doors to the front elevation and double glazed windows to the rear and side elevation.

Dunster House Log cabin 5m x 6m
With built-in kitchen, WC, generator, power and light. There is also a wraparound deck area with views over the lake.



Directions

From Heighington follow the High Street out of the village onto Fen Road. Then turn right onto Brinkle Springs Lane and the land can be found on the left hand side.

<https://what3words.com/commands.probe.occupiers>

Services

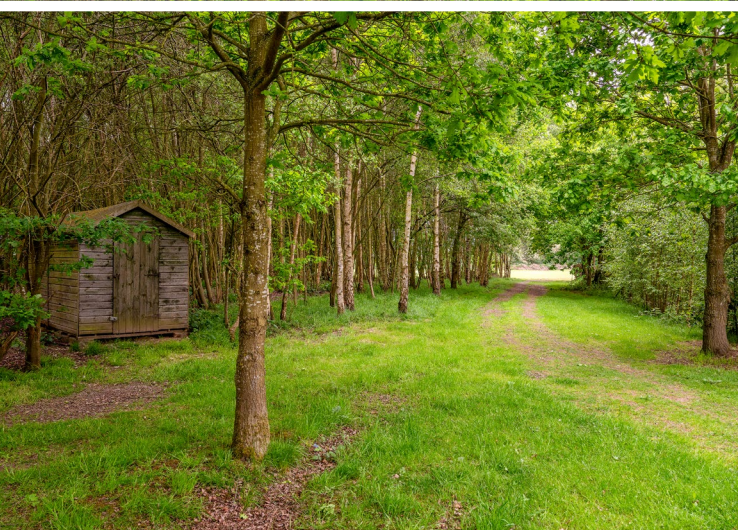
The site offers a water supply, solar powered electric fencing to the paddocks, a septic tank and a generator in the converted shipping container.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment on 01522 504304



LOT 5 - Around 10.01 Acres, Brinkle Springs Lane

Description

Around 10.01 acres of Grade 3 arable land with mature tree-lined boundaries. The client presently has joint farming partnership on the land, but it will be offered with vacant possession after the current crop has been removed.

Directions

From Heighington follow the High Street out of the village onto Fen Road. Then turn right onto Brinkle Springs Lane and the land can be found on the left hand side.

<https://what3words.com/stags.chess.bronzer>

Past Cropping

2024 Sugar Beet
2023 Spring Barley
2022 Winter Wheat

Tenure & Possession

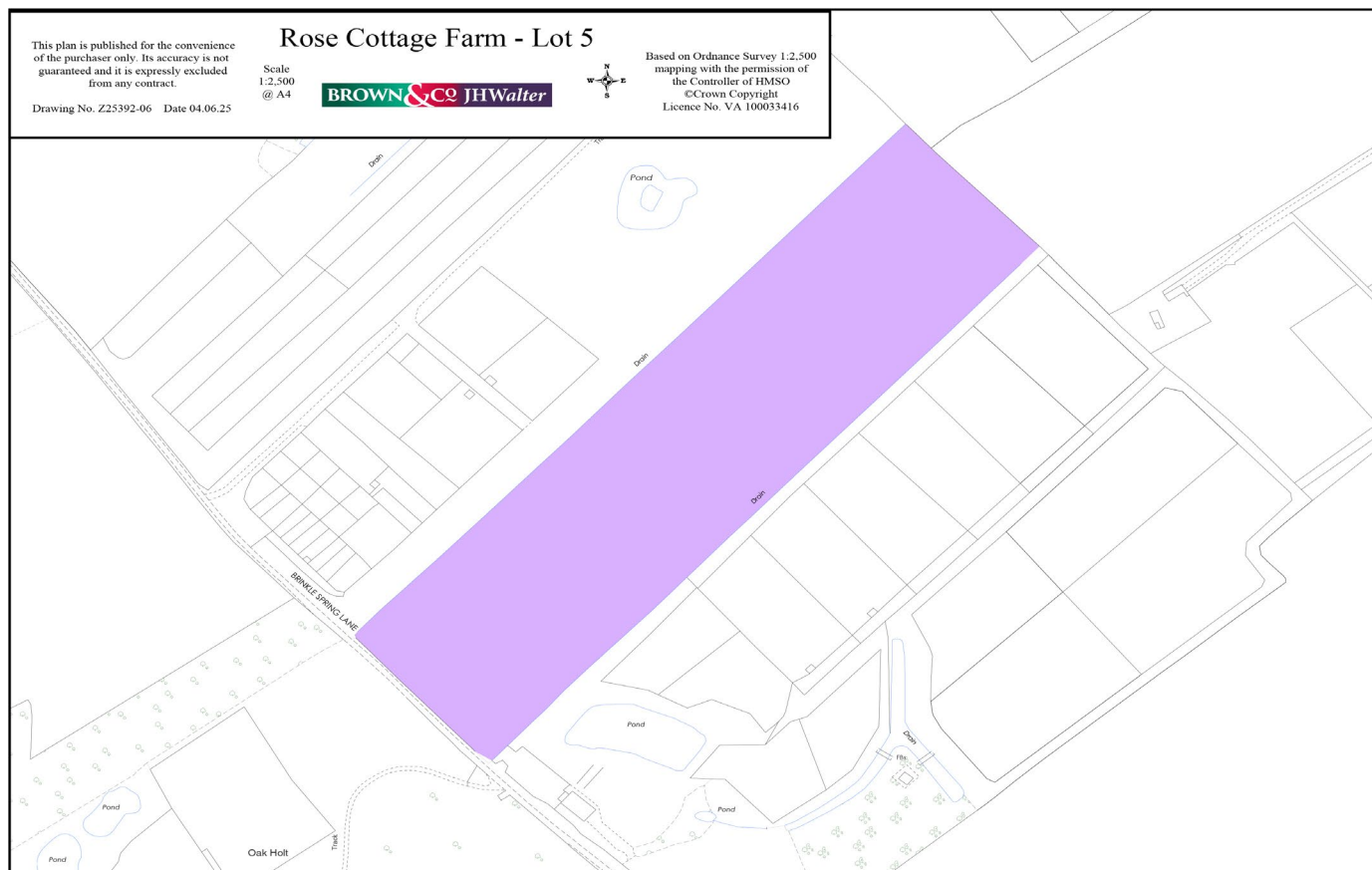
Freehold with vacant possession upon completion.

Holdover

The land will be sold subject to a holdover period for the current crop to be removed.

Viewing

The land may be viewed on foot during daylight hours.



LOT 6 - Around 13.02 Acres, Bardney Road

Description

Around 13.02 acres of Grade 3 arable land with mature tree-lined boundaries and main road access and direct access to lots 4 & 5. The client presently has joint farming partnership on the land, but it will be offered with vacant possession after the current crop has been removed.

Directions

From Heighington follow the High Street out of the village onto Fen Road. Then turn right onto Brinkle Springs Lane and the land can be found on the left hand side.

<https://what3words.com/glades.extension.roadways>

Past Cropping

2024 Winter Rye, 2023 Winter Barley, 2022 Spring Wheat

Tenure & Possession

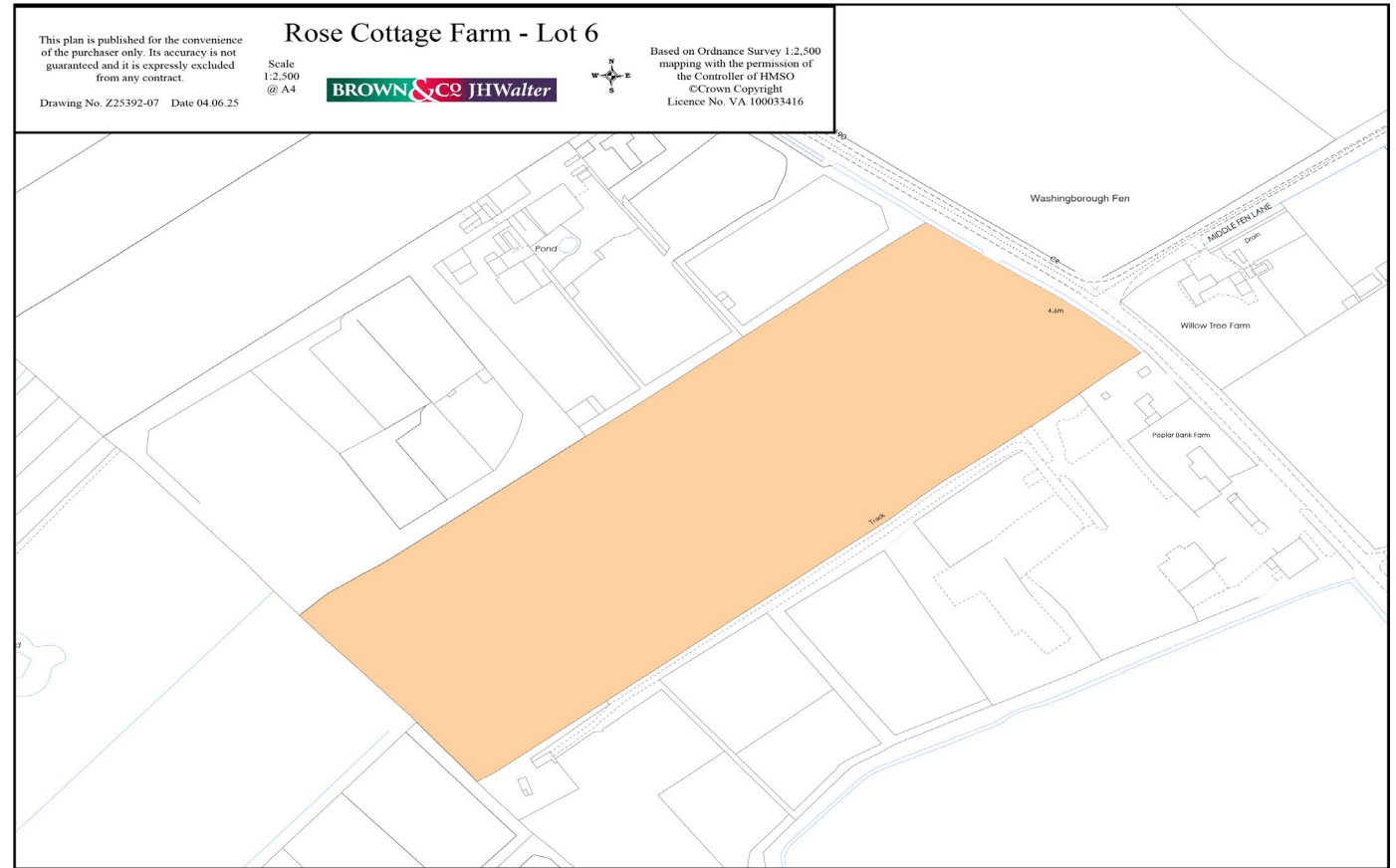
Freehold with vacant possession upon completion.

Holdover

The land will be sold subject to a holdover period for the current crop to be removed.

Viewing

The land may be viewed on foot during daylight hours.





LOT 7 - Around 22.78 Acres, Brinkle Springs Lane

Description

Around 22.78 acres of Grade 3 arable land with mature tree-lined boundaries and lake to the right hand side. The client presently has joint farming partnership on the land, but it will be offered with vacant possession after the current Winter Rye crop has been removed.

Directions

From Heighington follow the High Street out of the village onto Fen Road. Then turn right onto Brinkle Springs Lane and the land can be found on the left hand side.

<https://what3words.com/apart.ahead.condense>

Past Cropping

2024 Winter Rye
2023 Winter Barley
2022 Winter Wheat

Tenure & Possession

Freehold with vacant possession upon completion.

Holdover

The land will be sold subject to a holdover period for the current crop to be removed.

Viewing

The land may be viewed on foot during daylight hours.

General Remarks and Stipulations

Method of Sale

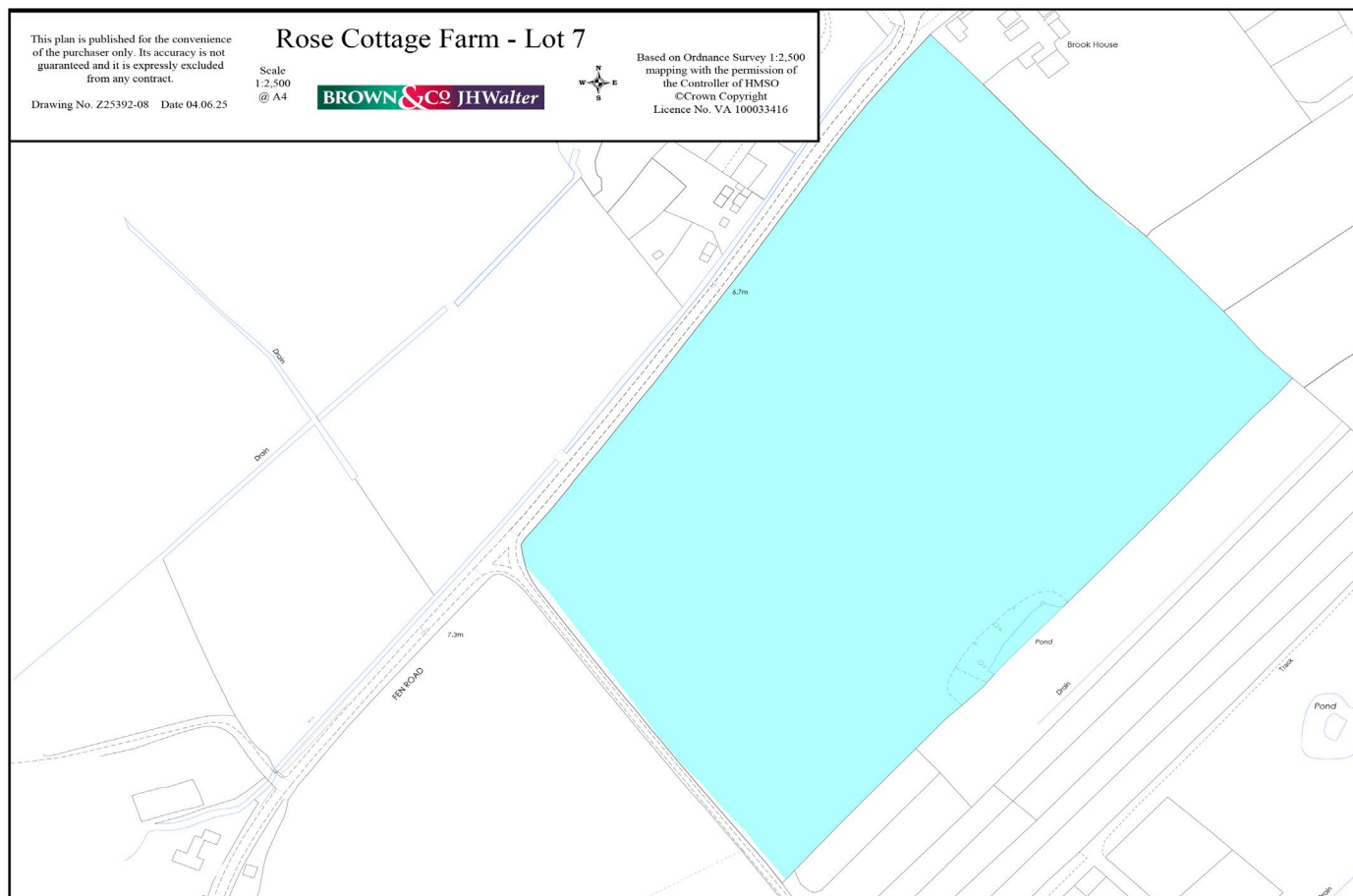
Rose Cottage Farm is offered for sale by private treaty, as a whole, or in any combination of the 7 lots. The farm is available with vacant possession on completion. Holdover may also apply as stated in these sale particulars.

Farm Machinery

There is a large selection of farm machinery and grass cutting equipment that will be available by separate negotiation.

Plans & Areas

The attached plans are not to scale, are for identification purposes only and do not form part of any contract.



VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the buyer in addition to the contract price.

Boundaries

The buyer shall be deemed to have full knowledge of all boundaries and neither the seller's, nor the seller's agent, will be responsible for defining the boundaries nor their ownership

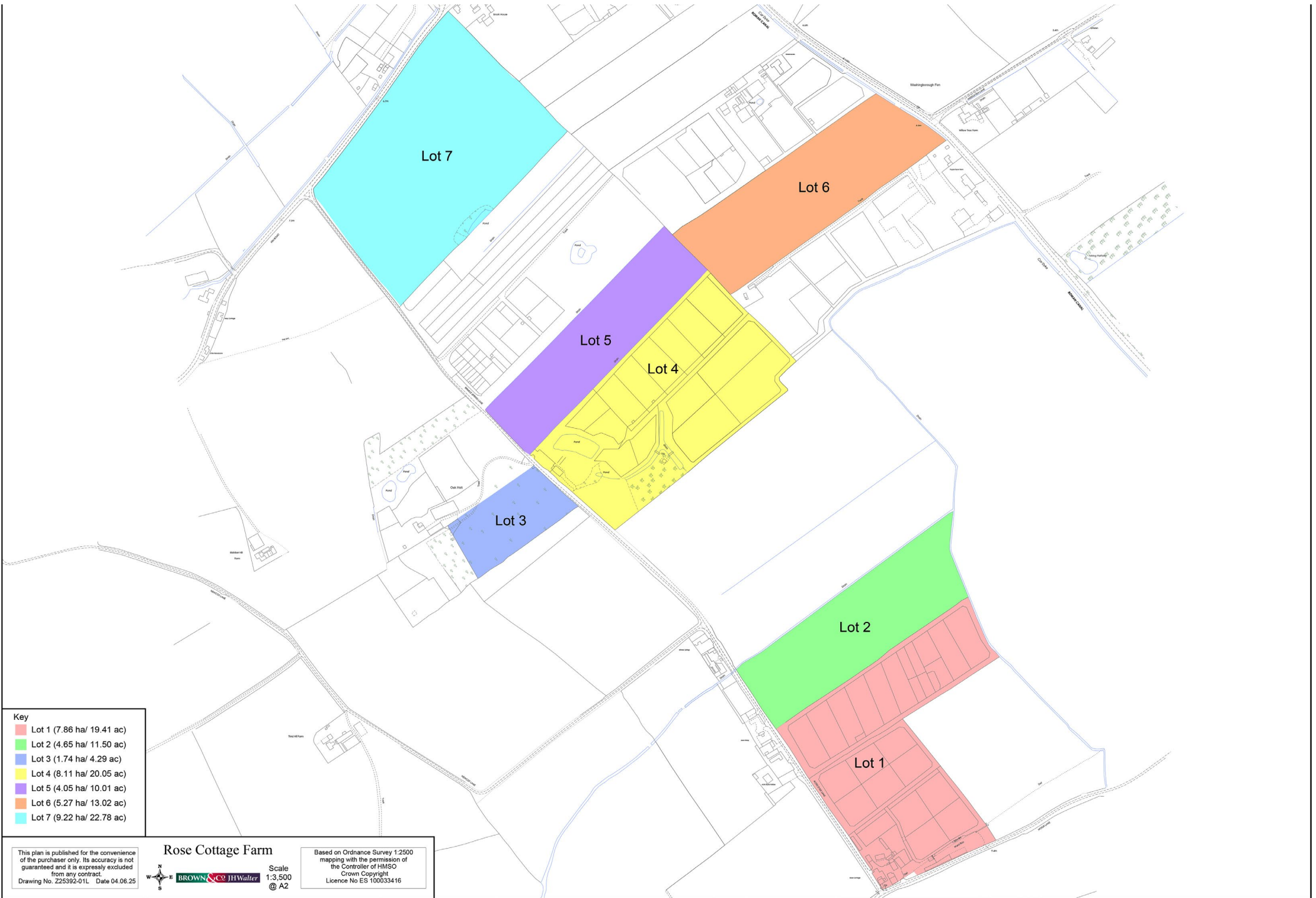
Wayleaves, Easements & Rights of Way

The land is sold to and with the benefit of existing wayleaves, easements and rights of way, whether public or private, light, support, drainage, water and electricity supplies and others'

Services

The house has mains water, electric, oil fired central heating and a septic tank. The yard has a 3-phase electricity supply and mains water and the other land lots have water and electric where stated in the particulars.

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



Key

Lot 1 (7.86 ha/ 19.41 ac)
Lot 2 (4.65 ha/ 11.50 ac)
Lot 3 (1.74 ha/ 4.29 ac)
Lot 4 (8.11 ha/ 20.05 ac)
Lot 5 (4.05 ha/ 10.01 ac)
Lot 6 (5.27 ha/ 13.02 ac)
Lot 7 (9.22 ha/ 22.78 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.
 Drawing No. Z25392-01L Date 04.06.25

Rose Cottage Farm



Scale
 1:3,500
 @ A2

Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO
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Energy performance certificate (EPC)

Rose Cottage Acre Dyke Lane Brantton Booths LINCOLN LN4 1JD	Energy rating E	Valid until: 18 May 2035
		Certificate number: 9000-2453-0022-3599-3553

Property type	Detached house
Total floor area	345 square metres

Rules on letting this property

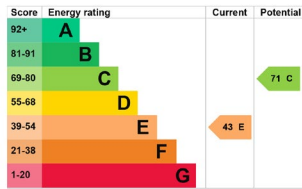
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

The Flat, Rose Cottage Farm Acre Dyke Lane Brantton Booths LINCOLN LN4 1JD	Energy rating D	Valid until: 14 May 2035
		Certificate number: 9250-3009-2205-6125-7204

Property type	Semi-detached bungalow
Total floor area	54 square metres

Rules on letting this property

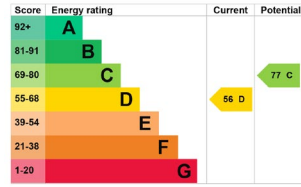
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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the average energy rating is D
the average energy score is 60

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Agent

James Mulhall 01522 504304 lincolncitycentre@brown-co.com

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