

Manor Farm, Hardwick, Lincolnshire





309 acres of productive arable land benefiting from irrigation, a four bedroom farmhouse and fishing rights on the Fosdyke Canal.

Summary of accommodation

Farmhouse

Family room | Kitchen | Dining room | Drawing room | Utility | WC | Cellar

Principal bedroom with en suite bathroom | Three bedrooms | Family bathroom

Farm buildings extending to 16,139 sq ft

Irrigated arable land

Fishing rights

In all about 309 acres

For sale as a whole

Distances

Lincoln 8.6 miles, Newark-on-Trent 20 miles, Sheffield 44 miles, Peterborough 62 miles

(All distances are approximate)



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Situation

Situated on the outskirts of Saxilby, 8 miles from Lincoln, Manor Farm is set in an incredibly private position with views over the surrounding farmland.

The cathedral and university city of Lincoln is nearby and reached within 20 minutes and offers a range of shopping, educational, recreational and leisure facilities. The village of Saxilby offers a butcher, two pubs, a local convenience store and a primary school.

Independent schools can be found in Lincoln or further afield. Both Stamford and Retford are within an hour and a half.

Manor Farm is well situated with three regional airports close by, a good motor network and reliable rail links from Lincoln and Newark North Gate (1h 20m direct to Kings Cross). The County can be accessed from London and the Midlands via the A1 and A46 and via the M180 and A15 to the north. Humberside International Airport is located 38 miles north of Hardwick and offers domestic as well as international flights. East Midlands Airport is 53 miles to the south and offers a wider array of international flights.

Manor Farmhouse

The Victorian farmhouse dates back to 1850 and comprises a family kitchen, large sitting room with doors to the terrace, a dining room, drawing room, utility room, WC and cellar.

On the first floor there are four large double bedrooms, one of which has an en suite bathroom, and a large family bathroom.

The house underwent a refurbishment 16 years ago and now benefits from underfloor heating throughout the house.

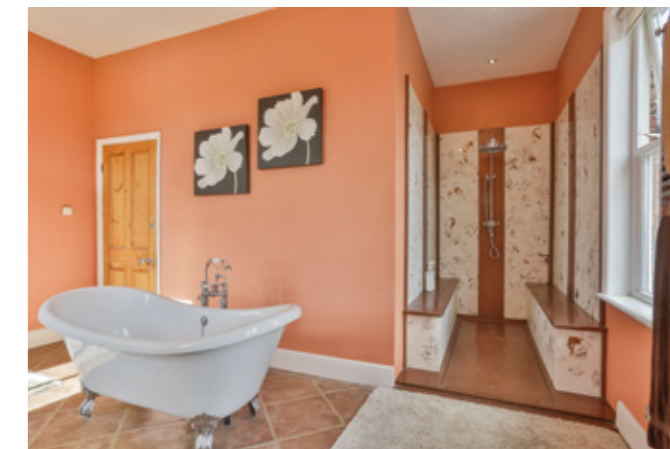
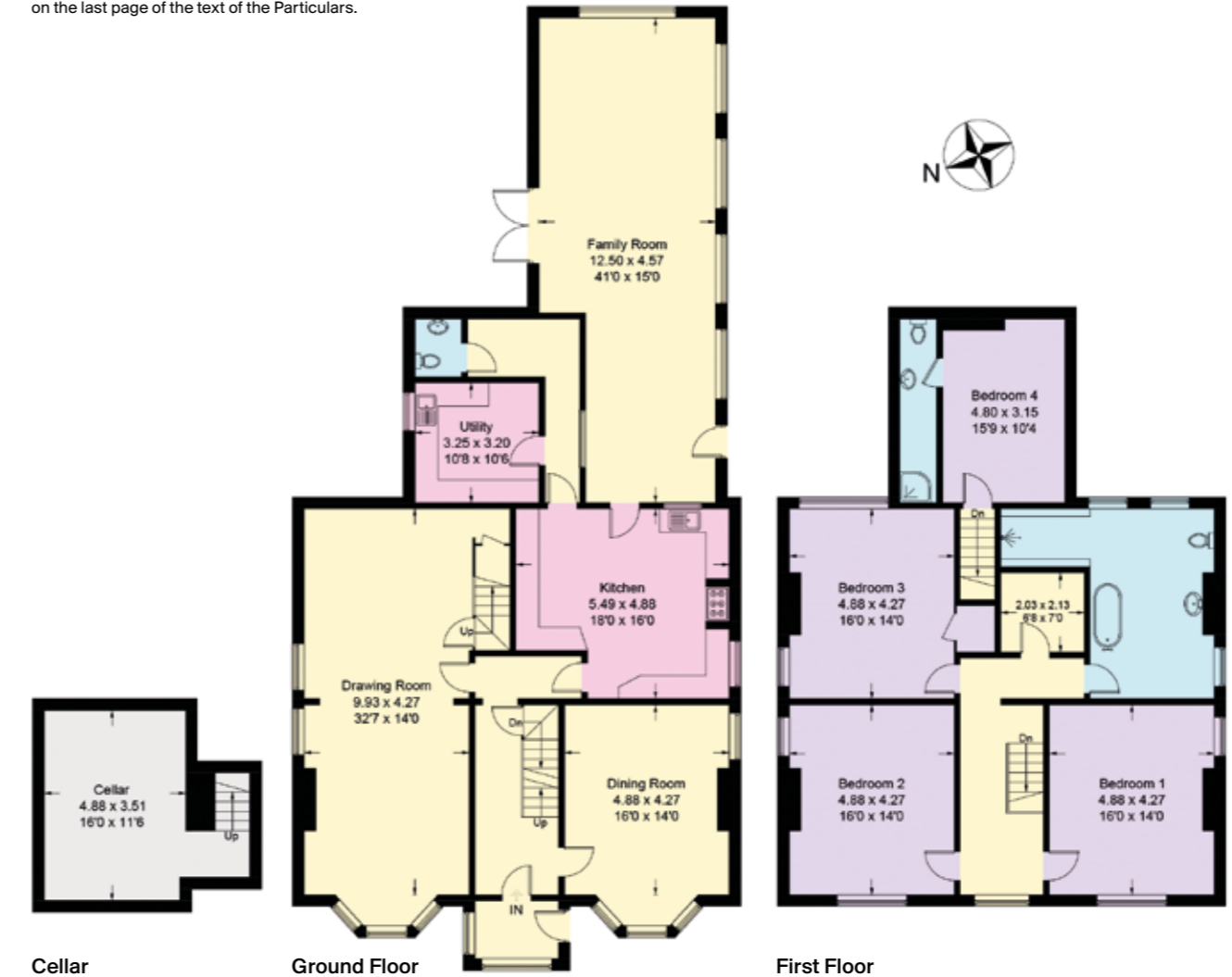
The house has views across the farmland to the east and west and set in the garden is a large double garage, a pond and vegetable garden set behind the hedge. There is a gate through the garden to the farm buildings.



Manor Farmhouse

Approximate Gross Internal Floor Area
319.1 sq m / 3435 sq ft
Cellar = 22.2 sq m / 239 sq ft
Total = 341.3 sqm / 3674 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Farm Buildings

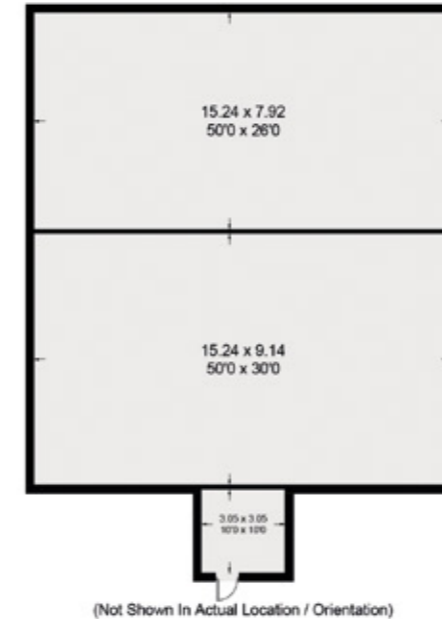
There are a range of modern and traditional farm buildings at Manor Farm, extending to 16,139 sq ft. The farm buildings include two dryers, machinery stores, a new grain store built in 2013, with capacity for 1,500 tonnes, and a 4-bay lean-to.



Outbuildings

Approximate Gross Internal Floor Area
1499.4 sq m / 16139 sq ft

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The Land

The land at Manor Farm extends to 309 acres and is all down to arable, classified as Grade 3 land. The land is currently farmed in hand and has been farmed by the same family for the last 64 years.

The farm is split in two with the western parcel benefiting from underground irrigation, good drainage and black sand soil. These fields are usually cropped with wheat and peas and is capable of growing potatoes, onions, carrots and sugar beet, which have been grown in the past.

The Eastern parcel's soils are clay and farmed for winter wheat, but will also grow Sugar beet and oilseed rape.

The irrigation pond has a capacity of 41,000 cubic metres and there is a licence for extraction until 2040.

The farm benefits from a mile of fishing rights along the Fosdyke Canal.



General remarks and stipulations

Method of sale

The property is offered for sale freehold as a whole with vacant possession by private treaty.

Easements, wayleaves and rights of way

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are no public footpaths across the farm.

Sporting, timber and mineral rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Services

Mains water, electricity and oil fired central heating with underfloor heating and private drainage. The farm benefits from three phase electrics. **EPC Rating: E**

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

Plans, areas and schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Holdover

The Vendor reserves the right to holdover any standing crops or harvested crops stored in the farm buildings for the 2024 harvest.

Local authority

Lincolnshire County Council
Council Tax: Band F

Directions

Postcode: LN1 2PW
What3words: Teacher.sandwich.rural

Viewings

All viewings are strictly by appointment with the Vendor's agent.

Guide Price

£4,300,000



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