

**For Sale by Informal Tender**

**Deadline: 11<sup>th</sup> July 2024, 12 Noon**



**White House Farm – 60 Acres**

**Scrub Hill, Coningsby, Lincoln, LN4 4XE**

**BELL**



## **White House Farm, Scrub Hill, Coningsby, Lincoln, LN4 4XE**

A rare opportunity to acquire a small ringfenced farm with house yard and Grade II arable land totalling 60 Acres.

Available as a whole (Guide Price - £1,150,000) or in lots:

### **Lot 1 – White House Farm (2.50ac)**

A well presented and recently renovated 4 bedroomed detached farmhouse in 2.5 acres including photovoltaic panels, brick barns and a general purpose shed. This lot offers an attractive setting for your home with strong development for further dwellings/holiday cottages or equine potential (stpp). Vacant possession on a date to be agreed.

Guide Price - £580,000

### **Lot 2 – 44.18 Acres Arable**

Three adjoining fields of versatile Grade II with road frontage to Old Fen Lane.

Guide Price - £440,000

### **Lot 3 – 13.10 Acres Arable**

A versatile Grade II field between the house and Scrub Hill village with good road frontage.

Guide Price - £130,000

All land is available with vacant possession after the current crop is harvested.

Robert Bell & Company, Horncastle  
F.A.O. George Harrison  
01507 522222 option 4  
[george@robert-bell.org](mailto:george@robert-bell.org)



## Location

The farm lies on Old Fen Lane just south of the small village of Scrub Hill in rural Lincolnshire. The property is only 3.5 miles south of Coningsby. It is easily accessed from the B1192 turning onto the Dogdyke Road and after 1 mile turning left onto Old Fen Lane and the farm is left of this.

*Lincoln – 26miles*

*Boston – 11 miles*

## Lot 1 – White House Farm (2.50 acres)

A house with buildings with two accesses to Old Fen Lane. It is sold in 2.5 acres of well kept yard and arable land (the area is shown on the plan and to be marked once crops removed).

## The Farmhouse

A quintessential English country cottage pleasantly situated in a rural position with views over the Lincolnshire countryside, famous for its big skies and striking sunsets. Internally the property is enhanced by extremely well-presented accommodation including three bedrooms, two reception rooms, farmhouse kitchen and orangery.

Outside there is ample parking for several vehicles and attractive gardens primarily laid to lawn with decorative shrubs to borders. The shopping, social and educational facilities are all found within the nearby well serviced village of Coningsby.

The house is located off Old Fen Lane and is a period brick under slate farmhouse that has recently undergone refurbishments and extensions.

The accommodation includes;

Front door into a small entrance hall leading to;

Sitting Room on the left;

Living Room on the right with recently installed log burner which leads to;

Kitchen with fitted kitchen and dining area;

A recent extension has included an orangery with outlook across the fields and double doors to the garden and a downstairs shower room.

On the first floor there are two front double bedrooms and two back small double bedrooms and shower room.

## ENERGY PERFORMANCE RATING: D 57

## East Lindsey District Council – Tax band: D

**Mains water, electricity. Modern electric heating  
Private sewerage system to septic tank  
Photovoltaic panels and battery (owned)**

## The Buildings

Immediately south of the house lie the farm buildings which include a range of connected brick buildings which include:

Granary – on the east a well-built brick granary under slate roof with mezzanine floor and sliding timber doors. Approx. 12.8m x 4.8m

Crew – an open brick under slate crew with later timber under asbestos cement sheets extension. Approx. 12.8m x 10m and in need for repair.

Barn – A brick barn with alterations in timber under steel profile sheets. A useful fully enclosed barn with solar panels on the roof. Approx. 10.8m x 13.8m (35'x45')

Together the above form a range with conversion potential which under permitted development rules could become a number of dwellings. Other changes of use could also be possible subject to planning permission.

A large open barn lies on the southern edge of the yard. It is a steel portal framed barn with asbestos cement roof and two sides clad in galvanized zinc. There is an earth floor with part concreted. This again offers potential for a further dwelling subject to permitted development rules and other alternative uses subject to planning permission. Approx. 21.3m x 13.38m (70'x45').

The Photovoltaic Panels include a 4kw battery and allow for the houses electric heating to be very financially efficient. They benefit from the Feed in Tarriff and export tariffs and more information is available from the Agent. The Feed in Tariff will be transferred where possible for the remaining 9 years.

## Lot 2 – 44.18 Acres

Grade II arable in three fields immediately south and east of Lot 1 with road frontage to Old Fen Lane. The soils are either good sandy loam or relatively heavier with some silt hills on the other half. The ownership stops approximately 8m short of the Howbridge Drain and this strip is owned by the Witham Fourth District IDB and currently rented by the Vendor. The eastern boundary is the edge of the neighbours track. This lot is sold with the benefit of the abstraction licence, see below.

## Lot 3 – 13.10 Acres

Grade II arable in one field between the house and the village with road frontage to Old Fen Lane. The land is mainly sandy with areas of relatively heavier land on the eastern side. There is a good hedge to some of the boundaries

## GENERAL REMARKS

### The Land

The land is all Grade II on the MAFF Land Classification and is shown on the Soil Survey for England as: Beccles 3; slowly permeable seasonally waterlogged fine loamy over clayey soils and similar soils with only slight seasonal waterlogging. Or Blackwood; deep permeable sandy and coarse loamy soils. Groundwater controlled by ditches. The land has grown a wide range of crops including cereals, sugar beet, potatoes, and field vegetables. Some parts are suited mainly to cereals.

## CROPPING

Past cropping is shown in the schedule.

## SCHEDULE

Based on Land Registry (RPA areas on back page)

Lot 1	Hectares	Acres
LL37208pt	1.01	2.50
Lot 2		
LL37208pt	11.86	29.31
LL323450pt	6.02	14.88
Lot 2 total	17.88	44.18
Lot 3		
LL323450pt	2.69	6.65
unregistered	2.61	6.45
Lot 3 total	5.30	13.10
<b>TOTAL</b>	<b>24.19</b>	<b>59.77</b>

## ABSTRACTION LICENCE

There is an abstraction licence for 1million gallons of summer abstraction from the Howbridge Drain and middle Sewer. The farm is part of the Water Transfer Scheme. This is to be transferred to the purchaser of lot 2 and details are available from the Agent.

## ACCESS

All lots have road frontage and have no need for rights of access. The Vendor has the benefit of the tenancy on the IDB land near the Howbridge Drain and it is envisaged that the purchaser of lot 2 should negotiate with the IDB to secure this tenancy.

## SERVICES

Lot 1 has mains water and electricity to one meter (with the photovoltaic panels and equipment). Drainage is to a septic tank with soakaway. None of the other lots have mains services connected.

## RURAL PAYMENTS

The land is registered for the Basic Payment Scheme however no Entitlements will be available. There are no existing environmental schemes on the land.

## DRAINAGE

The vendor has undertaken various drainage in all fields in his ownership. The IDB manage the Howbridge Drain and on this property they manage the central sewer.

## OUTGOINGS

The land lies within the Witham Fourth District Internal Drainage Board, with recent charges around £703 p.a. These will be apportioned appropriately.

## TITLE AND TENURE

The land is registered under titles LL372038 and LL323450 with part unregistered.

The house and yard are sold freehold subject to vacant possession on date to be agreed.

The arable land is currently let on a one year Farm Business Tenancy terminating on 5<sup>th</sup> October 2024. The land is sold freehold with vacant possession on 6<sup>th</sup> October 2024 (subject to holdover, see below). All rents are retained by the Vendor.

## HOLDOVER

Possession is subject to Holdover at no charge for the current occupiers to remove their crops by the following dates:

Wheat – 15<sup>th</sup> September 2024

Sugar Beet - 30<sup>th</sup> November 2024

Leeks – 31<sup>st</sup> March 2025

## TENANTRIGHT & DILAPIDATIONS

There will be no claim for tenantright or dilapidations.

## PLANNING

The property is located within East Lindsey District Council and there is no recent planning history. Prospective purchasers may wish to explore the potential for permitted development (Class Q) to convert the existing agricultural buildings.

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

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 all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not. The electric wayleaves are noted.

## SPORTING, TIMBER AND MINERAL RIGHTS

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

## VIEWING

Viewing of the house and yard is strictly by prior appointment with the Agents. Viewing of the land is permitted during normal office hours when in possession of a set of these particulars. Parties viewing should note this is a working farm and they are responsible for their own safety and accordingly view at their own risk.

## METHOD OF SALE

The land is offered for sale by informal tender as a whole or in lots (unless previously sold). All offers are subject to the tender conditions provided on the tender form and are to reach the Agents by 12 noon on 11<sup>th</sup> July 2024

## ANTI-MONEY LAUNDERING

Before any offer/tender can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

## AGENT

Robert Bell & Company, Horncastle

F.A.O. George Harrison

01507 522222 option 4 – george@robert-bell.org

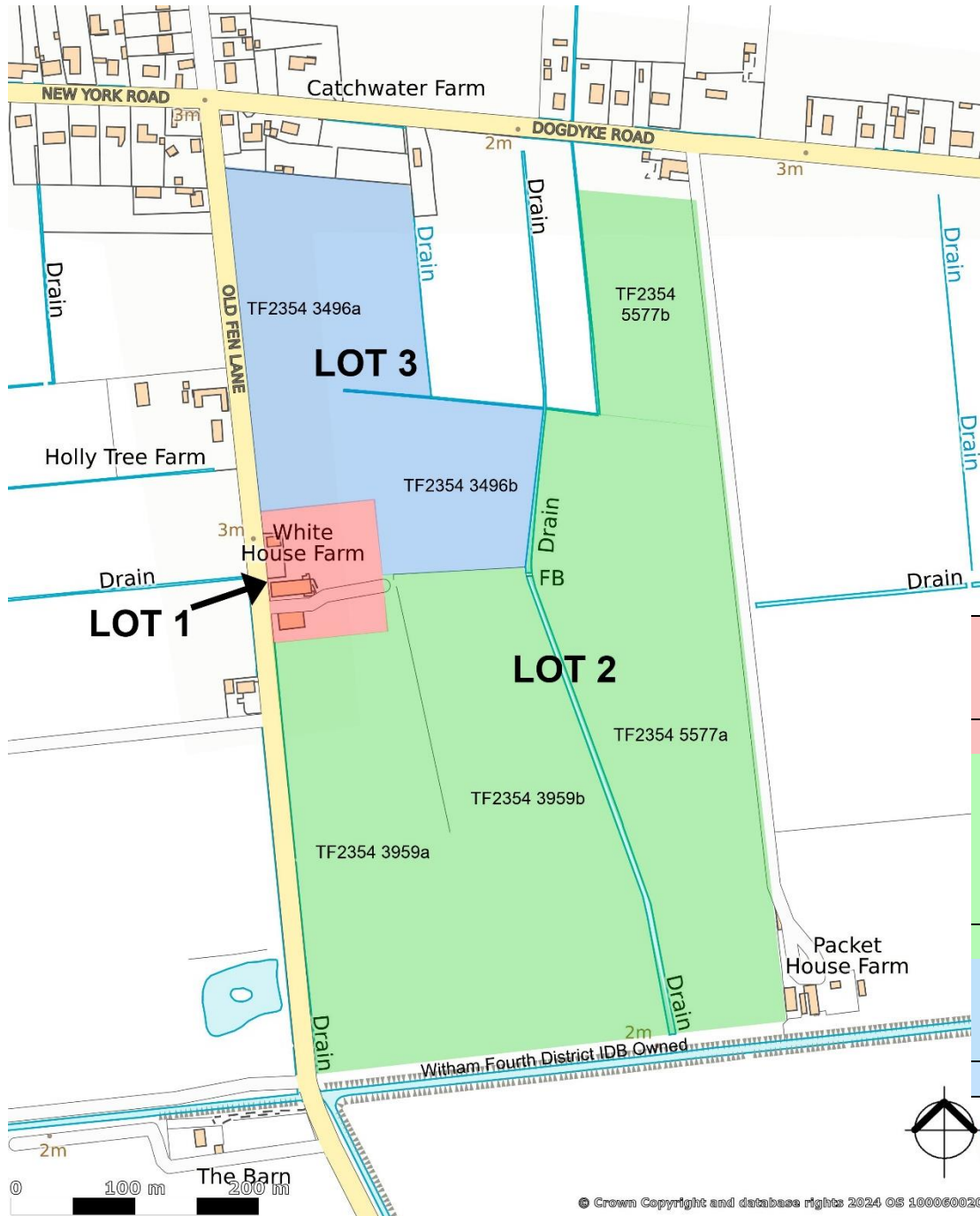
These particulars were prepared in June 2024



**FLOOR PLAN**

TOTAL AREA: APPROX. 142.6 SQ. METRES (1534.8 SQ. FEET)





**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

Description	ha	ac	2021 Harvest	2022 Harvest	2023 Harvest	2024 Harvest
<b>Lot 1</b>						
House and Yard	0.34	0.85				
Part Arable	0.67	1.65				
<b>Lot 1 Total</b>	<b>1.01</b>	<b>2.50</b>				
<b>Lot 2</b>						
TF2354 3959a	4.68	11.56	Potatoes	W.Wheat	Sug.Beet	Leeks
TF2354 3959b	4.94	12.21	S.Beans	W.Wheat	W.Wheat	Fallow
TF2354 5878a	6.29	15.54	S.Barley	S.Barley	W.Beans	W.Wheat
TF2354 5878b	1.67	4.13	Sug.Beet	S.Barley	OSR	W.Wheat
<b>Lot 2 Total</b>	<b>17.58</b>	<b>43.44</b>				
<b>Lot 3</b>						
TF2354 3194a	3.45	8.52	W.Wheat	Leeks	S.Barley	Sug.Beet
TF2354 3194b	2.02	4.99	W.Wheat	S.Barley	S.Barley	W.Wheat
<b>Lot 3 Total</b>	<b>5.47</b>	<b>13.52</b>				
<b>TOTAL</b>	<b>24.06</b>	<b>59.46</b>				

© Crown Copyright and database rights 2024 OS 100060020



**Robert Bell & Company**

Old Bank Chambers, Horncastle. LN9 5HY  
 01507 522222 option 4 | landagency@robert-bell.org  
 robert-bell.org/agricultural



# INFORMAL TENDER FORM

**PROPERTY**                      **White House Farm, Scrub Hill – 60 Acres**

**TENDER DATE**                **12 noon on Thursday 11<sup>th</sup> July 2024**

I / We .....  
 hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of the tender procedure, as described in the Agent's accompanying particulars

**WHOLE – 59.77 ac**    **in the sum of £.....**

LOT 1 House and    in the sum of £.....  
 Yard in 2.5acres

LOT 2 – 44.18 Acres    in the sum of £.....

LOT 3 – 13.10 Acres    in the sum of £.....

The acquisition will be funded by: .....

Tenderer(s)  
 Signature: .....

Purchasers Name: .....

Address: .....  
 .....

Telephone:.....                      Email: .....

Solicitors: .....

Solicitors Email: .....

**Tender Conditions**

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
  - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left hand corner SCRUB HILL TENDER)
  - By attaching this form to [george@robert-bell.org](mailto:george@robert-bell.org) (subject SCRUB HILL TENDER)
2. Tenders must be received no later than 12 noon on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. A deposit of 10% of the purchase price will be payable on exchange of contracts. With a double deposit due if early entry is required.
8. All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.



**Robert Bell & Company**

Old Bank Chambers, Horncastle. LN9 5HY  
 01507 522222 option 4 | [landagency@robert-bell.org](mailto:landagency@robert-bell.org)  
[robert-bell.org/agricultural](http://robert-bell.org/agricultural)

