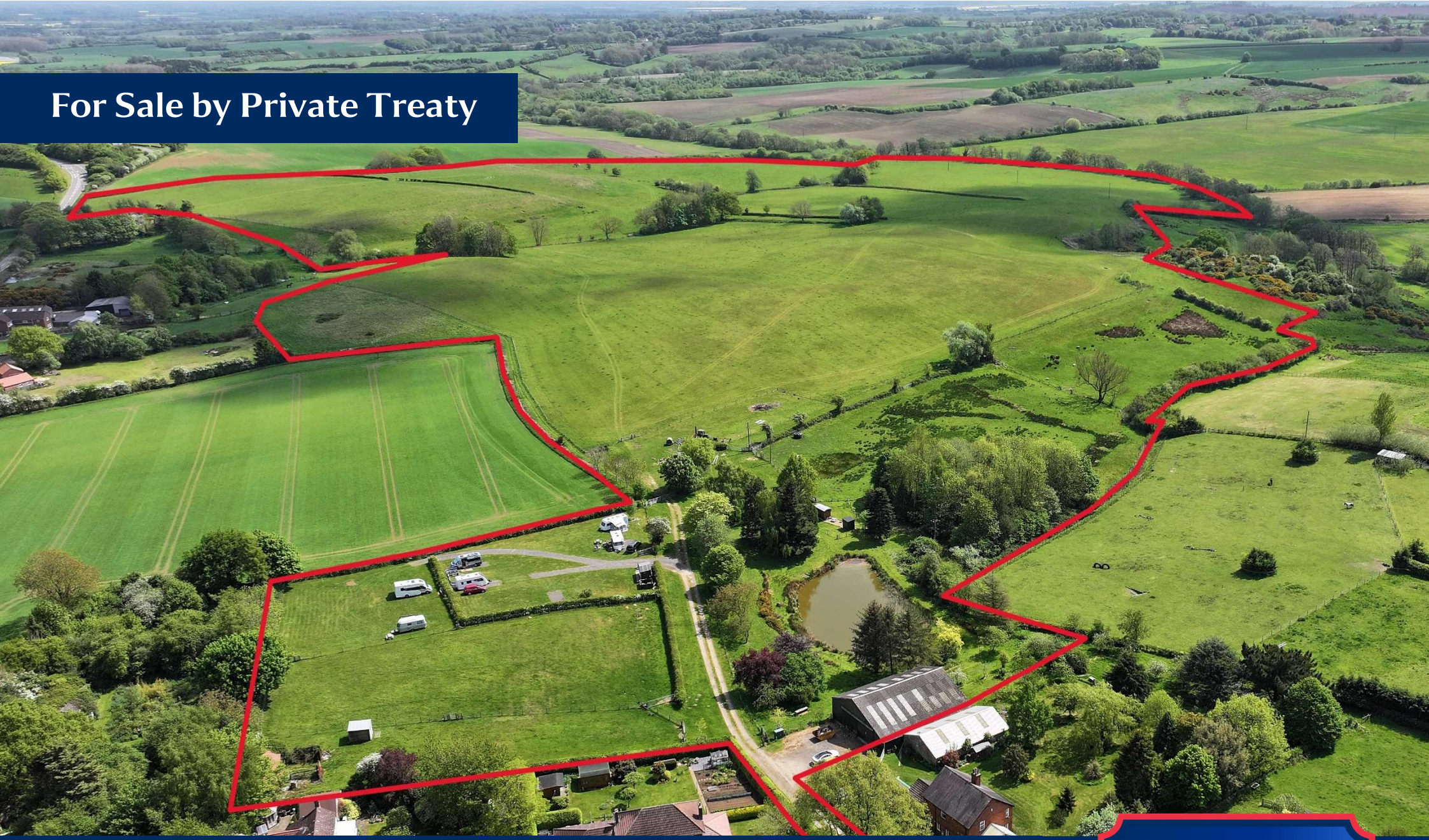


For Sale by Private Treaty

Furze Hill Farm – 36.5 ha (90 Ac)

Hagworthingham, Spilsby, PE23 4LQ

BELL

Furze Hill Farm

Hagworthingham, Spilsby, PE23 4LQ

Diversified Grassland Farm with Residential Barn for Conversion

36.5 Hectares (90.19 Acres)

A rare opportunity to acquire a small ringfenced farm on the edge of the Lincolnshire Wolds with barn for residential conversion, existing camping and caravanning site, and grassland with further leisure and environmental potential.

Available as a whole with vacant possession

Asking Price £1,300,000

Robert Bell & Company, Horncastle
F.A.O. George Harrison
01507 522222 option 4
Landagency@robert-bell.org

Location

Furze Hill Farm lies tucked away to the south east of the village of Hagworthingham and slopes down to a tributary of the River Lymn. It is on the southern edge of the Lincolnshire Wolds (but outside the National Landscape area) and close to the main road between Lincoln and the Lincolnshire Coast.

From the A158 you turn south on to Bond Hays Lane in Hagworthingham and the farm is on the left after only 250yards. It is 5 miles east of the historic market town of Horncastle, also 3 miles west of Spilsby

What3words ///rocket.rounds.amphibian

Approximate distance to:

Skegness – 15 miles	*Lincoln – 27 miles*
Boston - 20 miles	*Humberside airport – 35 miles*

The Farm

Furze Hill Farm extends to 90.19 acres and lies on the edge of the village with barn for conversion, lake, caravan site, and grassland. The vendors are retaining the existing house and are keen for a purchaser to take on the farm to enjoy its wonderful environment and continue to move forward the leisure potential.

Barn for Conversion

As you enter the farm there is an existing barn pleasantly located with views to the south and east over the lake. There is great potential for a modern dwelling.

Approval has been obtained for development to convert this barn into two dwellings with a combined floor area of 209 sqm (2250 sqft). There is potential, subject to planning, to alter this to one dwelling or otherwise to suit the buyers' requirements. The planning is granted by East Lindsey District Council, reference: 02313/25/AGDH

The existing barn is a steel portal framed enclosed barn with asbestos cement clad roof. It is 18.4m by 14.9m (274 sqm) now but the proposal is to remove a lean-to section to leave it detached from a small adjoining barn which is being retained by the vendor. This will reduce the barn to the 209 sqm as proposed in the planning drawings.

It is proposed the buyer will carry out the required alterations to the barn prior to its conversion. The vendor will then erect a new fence between the buildings.

Lake and Barn Grounds

Beyond the Barn lies the landscaped lake (0.2ac stocked with coarse fish) with mature trees and grounds which lead to a spinney and a Shepherds Hut with timber shower block.
In all the barn for conversion, lake and grounds come to 2.15 acres.

Caravan Site, Paddocks, Brick Stables & Crew

There is a track that runs past the barn and lake to the grassland beyond. North of this lies the popular **Certified Camping and Caravan Site** with 5 hard standing hook ups, 4 further hookups, and timber shower block, sewage treatment plant and elsan tank. This is situated in **grass paddocks**.

There is a **brick and tiled stable and open crew** (about 500 sqft) in the north west corner which had planning for a holiday unit (now lapsed). This continues to have potential for change of use (stpp) to offer further leisure facilities or accommodation.

Known as the **Top Yard,** at the end of the track there is an additional fenced yard which offers further potential. It has hard standing, 32 amp hook up and mains water supply.

In all the above comes to 2.98 acres.

Grassland

After the barn, lake and caravan site the track leads to the grass fields. The grassland extends to 83.66 acres of permanent grassland plus 1.40acres of spinneys. It reaches east to the A158 where there is a further access.

The undulating grassland includes small spinneys and hedges, although it runs well as one it is in five fields.

The grassland is well fenced with water troughs and stone culverts across a dyke. A large proportion of this was installed in the last few years under capital grants in the Countryside Stewardship Scheme.

The grassland has been grazed by cattle and sheep with some areas used for hay. It is in a Countryside Stewardship Scheme with low input management obligations ending on 31/12/2026. There is a grazing license on this until the 31st October 2025.

As a whole this land offers potential for lifestyle, equestrian, leisure, and/or a smallholding. Separately the land has continued agricultural potential and could see further environmental interest, especially given its location against chalk streams and the Lincolnshire Wildlife Trust's Furze Hill Nature Reserve.

SCHEDULE

	Hectares	*Acres*
Barn for conversion	0.26	0.65
Lake	0.08	0.20
Grounds and spinney	0.53	1.30
subtotal	*0.87*	*2.15*
Caravan Site	0.34	0.83
Barn and paddocks	0.36	0.90
Track and Yard	0.51	1.25
subtotal	*1.21*	*2.98*
Grassland	33.86	83.66
Spinneys	0.57	1.40
subtotal	*34.42*	*85.06*
Total	**36.50**	**90.19**

GENERAL REMARKS

Access
The farm has access direct from Bond Hayes Lane in the village of Hagworthingham or from the A158 in the North East corner of the grassland.

Services - Water
The property has mains water running along the entrance to serve the camp site facilities and grassland troughs. The barn for conversion is currently connected via the house but this will be disconnected but can be easily connected to the aforementioned supply.

Services - Electric
There is a three phase electric supply which serves the campsite, shepherd's hut, and top yard. Currently the main barn is connected to the retained house's electric but it is proposed the purchaser alters this to connect to the other supply which is nearby.

Services - Drainage
There is a sewage treatment plant and an elsan tank for the caravan site. The Shepherd's Hut has its own cesspit. Note the retained house's septic tank and soak away is on the land being sold.

Retained House
The vendors are retaining the existing farmhouse to facilitate this there will be:

- a right of access for the vendors to use the first 40m of the drive.
- a right for the vendors to use and maintain the existing house septic tank and soak away with appropriate rights for drainage if the septic tank is replaced.
- the vendors will install a new mains water connection for the retained house and disconnect the barn.
- the purchaser will alter the main barn electrics and water to connect this to the existing farm supplies rather than the house.
- The purchaser will alter the barn to form a gap with the retained barn within an agreed timeframe and then the vendor will erect a fence on the boundary.
- For the benefit of the retained house there will be a restriction against the purchaser placing static caravans within 200m from the boundary of the retained land.

Planning
The property is located within East Lindsey District Council and just outside of the Lincolnshire Wolds National Landscape. There is a small area of land near the stream within flood zones 2 and 3 although this has not flooded in recent memory.

Planning History includes:

- S/02313/25/AGDH –Approval for conversion of main barn to two dwellings.
- S/070/02133/20 – Prior Approval for conversion of brick crew to one dwelling. (Now lapsed)
- S/070/00160/16 – Installation of cess-pool for camp site.
- BR/070/18085/20/BN – installation of sewage treatment plant for the campsite.

The camping and caravan site is an exempted site certified by the Camping and Caravanning Club. The remaining land is in agricultural use.

The Land
The land Permanent Grassland and is Grade III with pockets of Grade IV on the MAFF Land Classification and is shown on the Soil Survey for England as:

Wickham 2; Slowly permeable seasonally waterlogged fine loamy over clayey, fine silty over clayey and clayey soils. Small areas of slowly permeable calcareous soils on steeper slopes. (lower ground).

Cuckney 2; Well drained sandy and ferruginous fine loamy soils over soft sandstone. Some coarse loamy soils affected by groundwater. Risk of wind erosion. (higher ground).

Grazing Licence
The grassland is let on a summer grazing licence until 31st October 2025 with the payment to be retained by the Vendor.

Environmental Potential
The grassland has had low input management for many years and is either drier grassland with numerous species indicating species rich potential or the lower lying land has potential for different species or as a buffer habitat to the sensitive chalk streams. There is potential for further Higher Tier Schemes, Biodiversity Net Gain payments or other private schemes.

Rural Payments and Environmental Schemes
The land is registered with the Rural Payments Agency. The vendor will retain any remaining Basic Payment or Delinked Payments.

There is an existing Countryside Stewardship Scheme ending on 31st December 2026 with an annual payment of £5,296.95 which includes:

- 32.6619ha of GS2 Permanent Grassland with very low inputs
- 1.00ha of GS1 Take field corners out of management.
- Capital Grants for fencing and troughs that have been claimed.

The purchaser will be required to take this scheme on and payments will be split pro-rata on completion for the relevant calendar year. Further detail is available from the agent.

Outgoings
The Caravan Site is subject to Business Rates and has a rateable value of £1,075. There are General Drainage Charges at approximately £120p.a. to the Environment Agency. These will be apportioned appropriately.

Title and Tenure
The land is registered as LL417702. The property is sold freehold with vacant possession on completion subject to the grazing licence.

Public Rights of Way
The farm has a public footpath that follows the track from the main entrance and along the edge of part of the grassland's north boundary.

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.

Tenantright & Dilapidations

There will be no claim for tenantright or dilapidations.

Sporting, Timber & 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 is strictly by prior appointment with the Agents. 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 private treaty as a whole.

Anti-Money Laundering

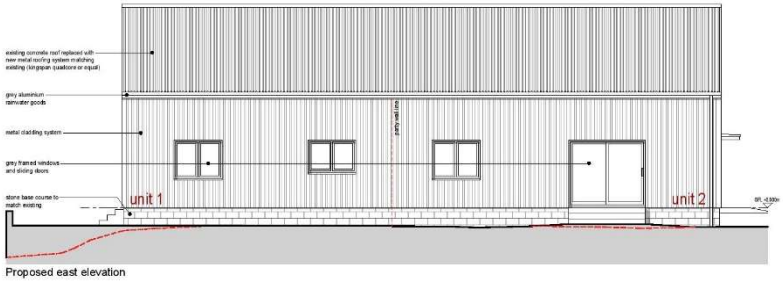
Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents' Horncastle Office.

These particulars were prepared in October 2025

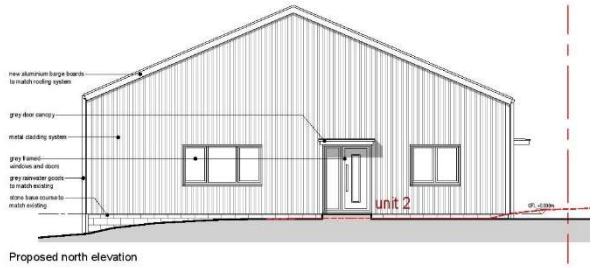
DISCLAIMER

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

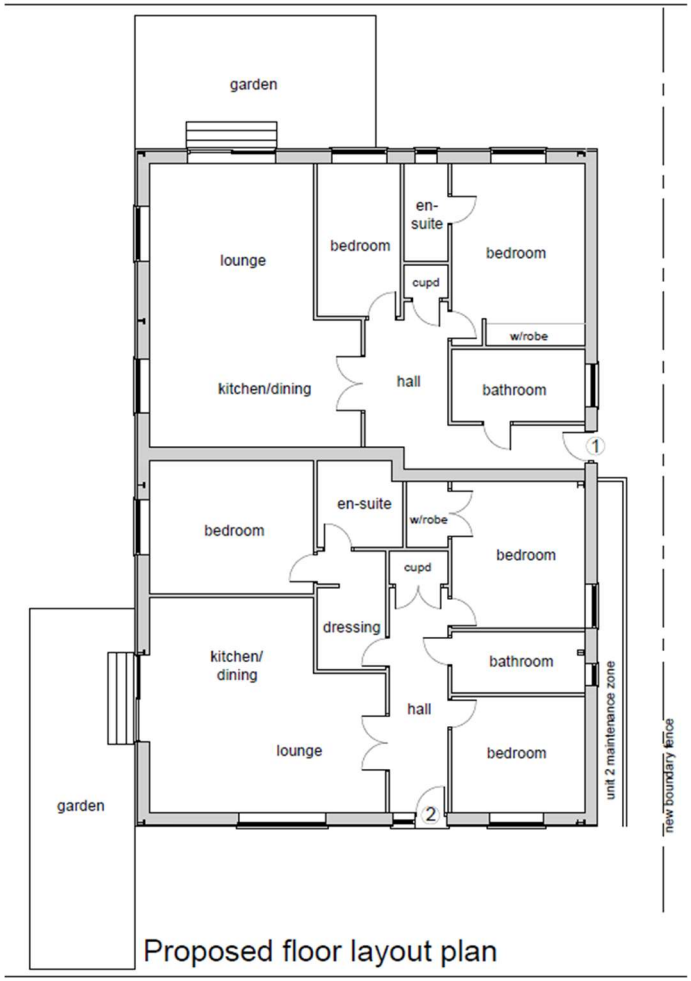
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are 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.



Proposed east elevation



Proposed north elevation



Proposed floor layout plan

LOUTH
HORNCASTLE
ALFORD
SPILSBY
Coningsby
Mareham le Fen
Stickney
Friskney
Legbourne
Manby
Louth
Welton le Wold
Hallington
Raithby
Maltby
Donington on Bain
Withcall
Dovendale
Tathwell
Haugham
Muckton
Authorpe
Tothill
Beesby
Saleby
Thoresthorpe
Aby
Swaby
Ruckland
Burwell
Belleau
Farforth
Oxcombe
Belchford
Hemingby
Fulletby
Tetford
Salmonby
Brinkhill
Somersby
Bag Enderby
Ashby Puerorum
West Ashby
Low Toynton
High Toynton
Greetham
Hagworthingham
Aswardby
Harrington
Dalby
Fordington
Ulceby Cross
Ulceby
Mawthorpe
Claxby
Driby
South Ormsby
South Thoresby
White Pit
Langton
Sausthorpe
Skendleby
Partney
Scremby
Raithby by Spilsby
Mavis Enderby
Lusby
Asgarby
Hameringham
Mareham on the Hill
Thornton
Thimbleby
Dalderby
Wood Enderby
Moorby
Hareby
Old Bolingbroke
Hundleby
Candlesby
Ashby by Partney
Halton Holegate
Great Steeping
Little Steeping
Toynton All Saints
Toynton St Peter
Toynton Fen Side
East Keal
West Keal
Keal Cotes
Miningsby
Haltham
Roughton
Kirkby on Bain
Revesby
East Kirkby
Tumby
Tumby Woodside
New Bolingbroke
Midville
Eastville
New Leake
Wainfleet Bank
Thorpe Fendykes
Firsby
Gayton le Marsh
Strubby
Withern
Great Carlton
Little Carlton
Stewton
South Cockerington
Grimoldby
Three Bridges
Theddlethorpe All Saints
Legbourne
North Reston
South Reston
Little Cawthorpe
Cadwell Park
Asterby
Goulceby
Cawkwell
Scamblesby
Stenigot
Market Stainton
Donington on Bain
Withcall
Dovendale
Tathwell
Haugham
Muckton
Authorpe
Tothill
Beesby
Saleby
Thoresthorpe
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South Reston
Little Cawthorpe
Cadwell Park
Asterby
Goulceby
Cawkwell
Scamblesby
Stenigot
Market Stainton
A16
A157
A153
A158
A1028
A1104
A155
B1225
B1191
B1183
B1195
B1373
B1200
ROMAN ROAD
River Bain
Steeping River
East Fen
New York
Lincoln
5 km
10 miles
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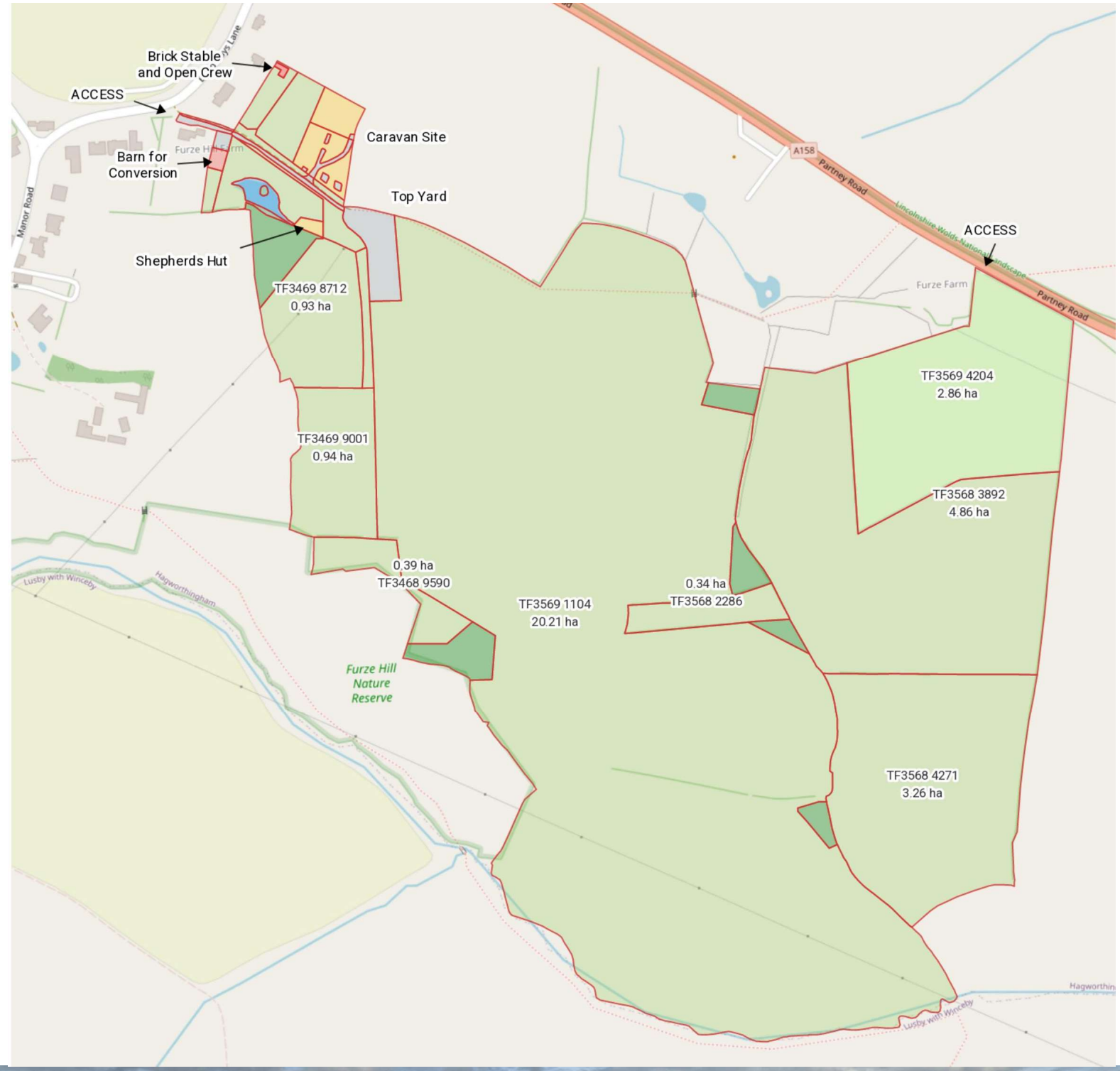

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