



FennWright
Water & Leisure

Belleau Bridge Farm, Alford, Lincolnshire

Mixed use farm set in 33 acres, with planning consents for leisure and development uses



Introduction

Belleau Bridge is a mixed use farm situated on the edge of the Lincolnshire Wolds AONB. The property comprises a farmhouse with extensive buildings (with planning permission for conversion), a trout farm and coarse fishery, with woodland, lakes and grassland extending to 33.8 acres (13.6 Ha). The property is bordered by the River Great Eau chalk stream.

Location

The property is accessed directly off a quiet country lane between the villages of South Thoresby and Aby. Situated 6 miles north west of Alford and 9 miles South of Louth on the eastern slopes of the Lincolnshire Wolds. Lincoln is 34 miles distant. Humberside Airport - 34 miles.

The area boasts several thriving market towns with a number of Grammar Schools and excellent local amenities. The Wolds offer great walking, riding and cycling, with the quiet beaches of the Lincolnshire coast being just a short distance away. The City of Lincoln has direct trains to London.

Belleau Bridge

The name Belleau is derived from French, meaning 'beautiful water'. One of the few chalk streams in Lincolnshire, the water supplying the Great Eau is filtered through the chalk aquifer, producing excellent water quality. The farm has been in the same family for multiple generations, with the original farmhouse constructed in the mid 1800s. The family diversified into trout farming in the 1970s and later into recreational fishing in the 1980s. Belleau offers a range of assets, with leisure and development opportunities from existing planning consents. The farm is situated in the lowest risk flood zone.

Farmhouse

Occupying a position set back from the road, accessed via a private drive, the Victorian farmhouse comprises a large living area and five bedrooms, offering spacious family living with modern kitchen and bathrooms, having the character of an older property including beams, alcoves, fireplaces, solid oak floors and panel doors. The dwelling has oil fired central heating and Aga.

The house is surrounded by mature hedging with private gardens to the front and back, open garage/store and a summer house. Established flower beds and shrubs with a large lawn stretching back towards the lake.



There is no occupancy restriction attached to the dwelling.

The Accommodation comprises:

Hallway with main entrance door and balustrade staircase to first floor.

Sitting Room having uPVC double glazed leaded window to front aspect; wood burning stove inset to firebox with oak mantel and tiled hearth.

Breakfast Kitchen having uPVC double glazed leaded window to front aspect, wood single glazed leaded sash window to side aspect with window seat blanket box; a central island with breakfast bar, ceramic double sink, solid oak floors.

Dining Room having uPVC double glazed leaded windows to side aspect; Inglenook fireplace housing wood burning grate with canopy inset to the closed brick firebox with stone hearth.

Home Office with wood single glazed leaded windows to side and rear with internal secondary glazing; wood panelling to walls.

Rear Hallway, leading to Utility Room

Cloakroom with low level WC, wash hand basin inset to roll edge worktop. Part wood floor, part carpet, built in storage space, radiator, wall mounted mirror with light over, ceiling light.

Snug with space and connections for electric fire, alcove shelving.

Gym with wood double glazed windows to rear aspect; wood panelling to half height to one wall, wood effect flooring, radiator, alcove storage shelves.

First Floor

Gallery Landing with wood single glazed leaded window to side aspect.

Bedroom with uPVC double glazed leaded window to front aspect;

Bedroom (currently used as a dressing room) with uPVC double glazed leaded window to front aspect; mirror fronted built in wardrobes.

Master Bedroom with uPVC double glazed leaded windows to front and side aspects.

En suite Bathroom with panel bath inset to tiled surround, Tiled shower cubicle.

Bedroom with wood double glazed windows to side and rear aspects.

Bedroom with wood single glazed window to side aspect; feature fireplace.

Shower Room having wood single glazed leaded window to rear aspect.

Cloakroom with wood single glazed leaded window to rear aspect; low level WC, tile effect flooring, radiator and ceiling light.



Belleau Bridge Trout Farm

Developed in the 1970s, the trout farm produces fish for both the table and restocking to recreational fisheries. Belleau Bridge is well known for producing excellent quality rainbow trout, grown in natural earth ponds utilising the supply of mineral rich chalk stream water from the River Great Eau, together with a naturally occurring spring which rises on the farm, close to the former hatchery.

The farming operation occupies the area to the rear of the main yard with a separate access. The farming operation comprises six earth ponds, five concrete raceways and holding tanks. The former hatchery area includes former concrete tanks and raceways. In addition is a separate processing unit located within the farm buildings with chiller and processing equipment.

Belleau Lake

Excavated in the 1980s and fed by the chalk stream water, the mature lake has two central islands and established margins, Extending to 5 Acres (2.0 Ha) of water, with an average depth of 3.5ft. Stocked with mixed coarse fish species including carp to 30lbs+, bream and roach.

Agricultural Buildings

A collection of farm buildings with separate access and yard area, including:

Former Stables - A two storey building of brick construction under a pan tile roof. Attached to the rear of this building to create an L shape is a single storey concrete panelled extension.

Open fronted barn - Extending to approx. 10m x 7.5m. Steel framed with brick walls, concrete panels and an asbestos cement clad roof.

Former Grain store - Extending to approx. 21m x 10m, a steel portal framed building with corrugated cladding.

Storage - Steel framed building - 14m x 6m

Planning Permission - Residential Development

The former stables building (No.2 on the site plan) has permission for conversion to a detached three bed dwelling. (N/014/00615/19) has been granted for a dwelling with a gross internal floor area of 220sqm (2368 sqft).

The steel portal framed open fronted barn (No. 3 on the site plan) has the benefit of permission for conversion to a 3 bed dwelling under permitted development (N/014/00809/22). A spacious layout over two floors extending to over 185sq m (2,000 sq ft).

Planning Permission - Holiday Accommodation

The L shaped farm buildings to the rear of the dwelling (No. 3 on the site plan) benefit from planning permission for conversion into two three bed holiday cottages (N/014/00817/22) and have potential for a variety of uses.

Paddock Land

Lying close to the house and other barn conversions and just the other side of the Trout Farm access track is a 3.8 acre grass paddock. The land has road frontage. This offers the option of paddock land for horses, livestock, or other amenity uses.

Grassland & Nature Area

On the north east of the site beyond the lake and hatchery, is a large area of grassland, woods and wetland areas. These are biodiverse and have much environmental potential. There are about 7.2 acres of grassland and 8 acres of woodland and wetlands. Accessed via the hatchery track to the south.

Licencing

The farm benefits from an abstraction licence in addition to the naturally occurring spring water. The farm also benefits from a discharge licence with an outlet flowing back into the Great Eau.

Machinery & Equipment

The sale includes the fish farming machinery, truck and delivery vehicle, forklift and other equipment including processing equipment, grading nets and paddle wheel aerators. Full list of equipment and machinery available from the agents.

Business

The trout farm produces rainbow trout for restocking and the table, including added value processed and smoked products. In addition, the coarse fishery is operated on a day ticket basis. Income and expenditure details available to interested parties, upon request.

Claythorpe Fish Farm

Located approximately 1.5 miles from Belleau Bridge, a site extending to 7.8 acres. Claythorpe operates as part of the fish farming operation and comprises 14 earth ponds, outlet channel and 3.1 acres of woodland. Available by separate negotiation. Details available from the agents.

Website

belleaubridgetroutfarm.co.uk

Services

Mains water and electricity are connected. Oil fired central heating and aga for the main dwelling. The property benefits from a private drainage system.



Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright/Robert Bell & Co. are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with joint agents Fenn Wright and Robert Bell and Company.

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Energy Performance

Belleau Bridge Farmhouse EPC rating - E

Council Tax

Band E

Business Rates

Rates payable: £Nil

Local Authority

East Lindsey District Council

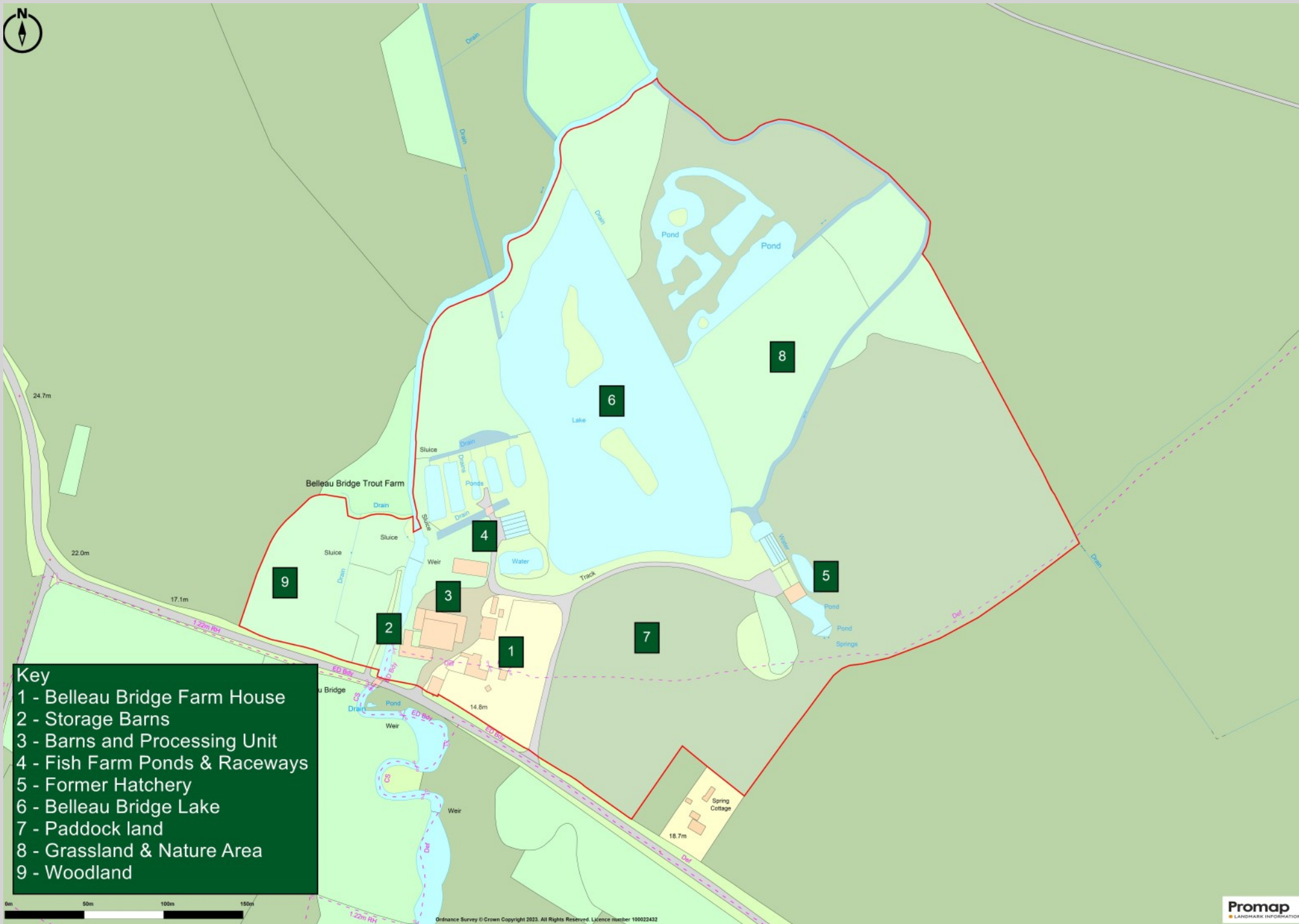
Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is LN13 0BP.

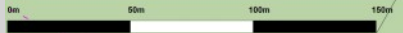
Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!





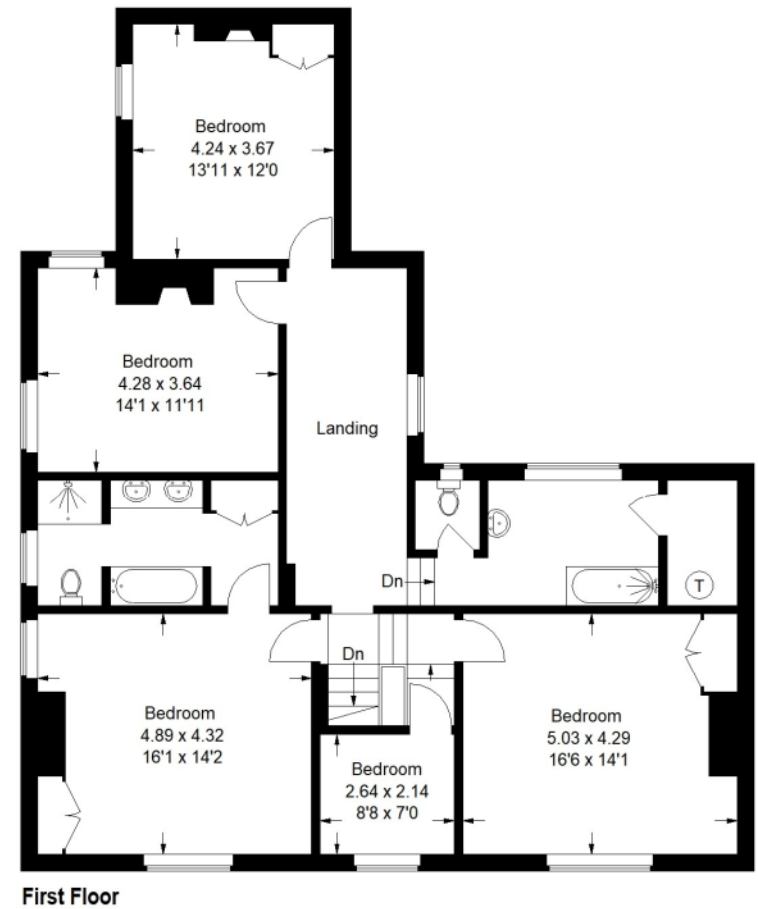
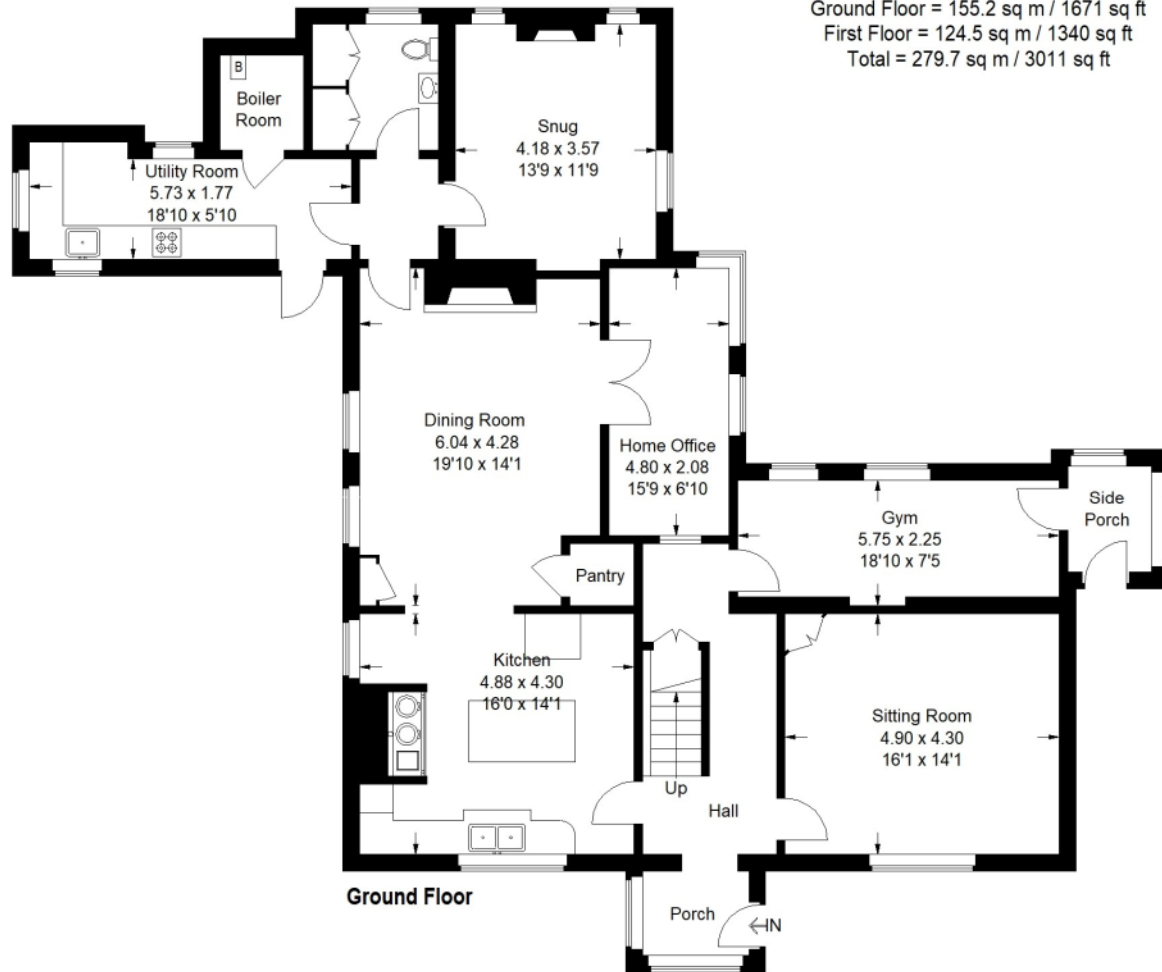
- Key**
- 1 - Belleau Bridge Farm House
 - 2 - Storage Barns
 - 3 - Barns and Processing Unit
 - 4 - Fish Farm Ponds & Raceways
 - 5 - Former Hatchery
 - 6 - Belleau Bridge Lake
 - 7 - Paddock land
 - 8 - Grassland & Nature Area
 - 9 - Woodland



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Floor Plans - Belleau Bridge Farmhouse

Belleau Bridge Farm House
 Approximate Gross Internal Area
 Ground Floor = 155.2 sq m / 1671 sq ft
 First Floor = 124.5 sq m / 1340 sq ft
 Total = 279.7 sq m / 3011 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

FennWright.

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