



**WILLOW FARM, NORTH DROVE, MARTIN DALES  
WOODHALL SPA, LINCOLNSHIRE LN10 6XN**

94.12 Acres

For Sale as a Whole or in 4 Lots



**PGM&CO.**  
Perkins George Mawer & Co.



## **WILLOW FARM, NORTH DROVE, MARTIN DALES, WOODHALL SPA, LINCOLNSHIRE LN10 6XN.**

PGM&Co are favoured with instructions to offer a small residential farm in close proximity to the attractive former spa town of Woodhall Spa. The property offers a modern farmhouse, adjoining yard and fertile agricultural land, extending in all to about 94.12 Acres (38.08 Hectares).

For sale by Private Treaty the farm is available as a whole or in a combination of lots as follows;

### **Lot 1 – 8.95 Acres (3.61 Ha) Willow Farm, North Drove, Martin Dales, Woodhall Spa, Lincolnshire LN10 6XN**

**A modern farmhouse, yard and buildings, paddock with established caravan/camping enterprise, in all about 8.95 Acres.**

**Offers in the Region of £795,000**

### **Lot 2 – 23.49 Acres (9.50 Ha) Arable Land, North Drove, Martin Dales, Woodhall Spa**

**Offers in the Region of £200,000**

### **Lot 3 – 34.59 Acres (14.00 Ha) Arable Land, North Drove, Martin Dales, Woodhall Spa**

**Offers in the Region of £295,000**

### **Lot 4 – 27.09 Acres (10.97 Ha) Arable Land, New Road, Blankney Dales, Woodhall Spa, Lincolnshire LN10 6XJ**

**Offers in the Region of £230,000**



## Location

Situated in the Lincolnshire Fens, Willow Farm lies 3 miles west of Woodhall Spa in close proximity to Kirkstead Bridge and the River Witham. Martin village is about 2 miles further west.

Woodhall Spa is a thriving central Lincolnshire village and is well served by local amenities, to include an extensive range of shops, restaurants and hotels. It is the home of Amateur Golf and benefits from the famous Hotchkin Course, as well as the well known Kinema in the Woods, a small independent cinema. It has a thriving tourist industry and is a popular residential area. St Andrews C of E School provides primary education and St Hughs is a co-educational preparatory school providing day and boarding options. There are both Secondary and Grammar School facilities in Horncastle which is about 9.7 miles to the north east.

## Lot 1 (Pink) – 8.95 Acres (3.61 Ha) Willow Farm, North Drove, Martin Dales, Woodhall Spa, Lincolnshire LN10 6XN

An extended modern 4-bed detached farmhouse with far reaching views over open countryside. Extended c.2022 of brick and pantile construction and set within 8.95 Acres (3.61 ha). Mains water and electricity are connected. Dual-zoned central heating is provided by an





oil-fired system. Drainage is to a private system. UPVC (Irish Oak finish) double glazed windows and internal solid oak doors have been fitted throughout.

The accommodation which extends to about 220 sqm (2,368 sqft) is arranged over two floors and is comprised as follows:

### **Ground Floor**

#### **Kitchen (5.60m x 4.20m)**

Featuring anthracite Shaker style units with white slimline worktops. A centrepiece, fully electric and controllable, AGA with induction top (model ER7150i) and separate extractor hood. Integral dishwasher, Blanco double sink with mixer taps and tiled splashbacks. And downlighters with dimmer switch and Woodpecker 'Brecken Oak' flooring.

#### **Utility (3.50m x 3.00m)**

Affectionately known as the 'Bootility', offering flexible space anthracite Shaker style units, Belfast sink and plumbing for washing machine. Woodpecker 'Brecken Oak' flooring and housing for boiler (Worcester).

#### **Wet Room**

With shower, floating W/C, separate pedestal sink and heated towel rail. Fully tiled walls, specialist wet room flooring and extractor fan.



#### **Living Room (4.95m x 4.20m)**

French doors leading on to rear garden and patio area. Woodpecker 'Brecken Oak' flooring throughout and several power points with USB.

#### **Dining Area (4.40m x 3.90m)**

Feature fireplace, with brick surround and tiled hearth hosting a multifuel burning stove. Dual aspect windows with views across open countryside towards Lincoln Cathedral.

#### **Snug/Office (4.40m x 2.60m)**

Woodpecker 'Brecken Oak' floor windows overlooking front gardens, radiator and door into second office.

#### **Office (3.50m x 6.20m)**

Dual aspect windows, Woodpecker flooring and radiator.

#### **Entrance Hallway**

Main front door opening on to spacious hallway, with Woodpecker 'Brecken Oak' flooring, and staircase with oak handrail leading to first floor.

### **First Floor**

#### **Landing**

Fully carpeted with window overlooking open views to the north. Loft access and separate thermostat.



#### **Master Bedroom (4.40m x 4.20m)**

Window with views over the rear gardens. Carpeted floors, radiator and en-suite bathroom.

#### **En-suite**

Fitted sink and w/c unit. Separate shower cubicle with drench and handheld shower heads. Heated towel rail, Woodpecker floor and window on to rear.

#### **Bedroom 2 (4.40m x 3.90m)**

With carpets, radiator and windows boasting open views to the north.

#### **Bedroom 3 (4.40m x 2.80m)**

Window overlooking front of property, carpeted floor, radiator.

#### **Bedroom 4 (3.50m x 3.40m)**

Velux window and separate window overlooking land to the east. Fitted cupboards offering storage space and airing cupboard housing the separate hot water cylinder.

#### **Family Bathroom**

Spacious area featuring luxurious corner bath, shower cubicle with drench and handheld shower heads. Fitted sink and w/c unit, heated towel rail, window and Woodpecker 'Brecken Oak' flooring.



## Outside

There is a concrete pad to the rear of the dwelling providing a base for a conservatory/orangery, leading on to a stoned driveway/parking area. Lying in close proximity there is a range of traditional brick and pantile loose boxes and open fronted stable/livestock accommodation (in need of repair). It is considered to offer potential for either additional residential/holiday accommodation or commercial use subject to obtaining the necessary planning consents.

The former poultry building (760 sqft) has been utilised in conjunction with the established caravan/camping enterprise known as 'Willow Farm Retreat' and provides covered amenity for social functions and use. There are 5 electric hook ups at the site, the property being a former Camping and Caravan Club certified location. In addition there is, sanitary provision as well as a timber construction covered stage and dancefloor.

Situated beyond the campsite is an attractive grass field which has been conveniently subdivided into several, small post and rail fenced paddocks. An established shelter belt surrounds the same, the current owner having planted a variety of trees. Mains water is connected.



## Schedule

OS Sheet No.	NG No.	Description	Area (Ha)	Area (Ac)
TF1561	1655	House and Yard	0.49	1.20
TF1561	1950	Campsite	0.56	1.38
TF1561	2833	Paddock Area	2.57	6.36
<b>TOTAL</b>			<b>3.62</b>	<b>8.95</b>



# Willow Farm

Location TF 153 614

Scale 1:2,500 @ A3

Drawing No. Y23938-03 Date 11.12.24



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**Lot 2 (Blue) – 23.49 Acres (9.50 Ha) Arable Land, North Drove, Martin Dales, Woodhall Spa**

An enclosure of arable land, formerly two compartments, and lying to the west side of Willow Farm. Access is available directly from the public highway.

**Description**

A useful block of valuable arable land classified as Grade II by reference to the Land Classification map for the region (East Midlands ALC005). Landis Soilscales refer.

The land is considered suitable for growing cereals, roots, potatoes and field vegetables.

**Title**

The land is registered and forms part of Title LL112161.

**Schedule and Back Cropping**

OS Sheet No.	NG No.	Description	Area (Ha)	Area (Ac)	Back Cropping				
					2024	2023	2022	2021	2020
TF1561	1432	Arable	9.43	23.31	pt. Beans	Wheat	pt. Wheat	pt. OSR	pt. Barley
					pt. Barley		pt. OSR	pt. Barley	pt. Beans
TF1561	1646	Drain	0.04	0.10					
TF1561	2627	Drain	0.03	0.08					
<b>TOTAL</b>			<b>9.50</b>	<b>23.49</b>					



**Lot 3 (Green) – 34.59 Acres (14.00 Ha)  
Arable Land, North Drove, Martin Dales,  
Woodhall Spa**

Two uniform compartments of arable land with direct highway access to the north. The land adjoins Willow Farm to the east.

**Description**

The land is classified as Grade II by reference to the Land Classification map for the region (East Midlands ALC005). Referred to by Landis Soils as loamy and sandy soils with a peaty surface. The land is deemed suitable for growing cereals, roots, potatoes and field vegetables.

**Title**

The land is registered and forms part of Title LL112161.

**Schedule and Back Cropping**

OS Sheet No.	NG No.	Description	Area (Ha)	Area (Ac)	Back Cropping				
					2024	2023	2022	2021	2020
TF1561	3448	Arable	13.83	34.17	Wheat	Wheat	OSR	Barley	Wheat
TF1561	3135	Drain	0.04	0.10					
TF1561	4073	Drain	0.01	0.03					
TF1561	2665	Drain	0.02	0.05					
TF1561	4148	Drain	0.10	0.24					
<b>TOTAL</b>			<b>14.00</b>	<b>34.59</b>					

**Lot 4 (Yellow) – 27.09 Acres (10.97 Ha)  
Arable Land, New Road, Blankney Dales,  
Woodhall Spa, Lincolnshire LN10 6XJ**

Two productive arable fields situated at Blankney Dales with road frontage and direct access from Blankney Drive.

**Schedule and Back Cropping**

OS Sheet No.	NG No.	Description	Area (Ha)	Area (Ac)	Back Cropping				
					2024	2023	2022	2021	2020
TF1463	9977	Arable	5.33	13.16	Wheat	Beans	Wheat	Wheat	OSR
TF1563	1263	Arable	5.56	13.73	Wheat	Beans	Wheat	Wheat	OSR
TF1563	0571	Drain	0.08	0.20					
<b>TOTAL</b>			<b>10.97</b>	<b>27.09</b>					

**Description**

Two useful parcels of valuable arable land comprising about 27.09 Acres (10.97 Ha). The Land is classified as Grade II by reference to the Land Classification map for the region (East Midlands ALC005). Landis Soilscales refer to the land as loamy and sandy soils with a peaty surface. Soils are mostly drained. The land is considered suitable for growing cereals, roots, potatoes and field vegetables.

**Title**

The land is registered under Title LL311853.

**General Stipulations and Remarks**

**Drainage**

The land has been drained to open ditches as necessary.

**Services/Utilities**

There are no services connected to the arable land. Mains water and mains electricity are connected to Lot 1. Drainage (sewerage) is to a private system at Lot 1. Heating is provided to Lot 1 via an oil-fired system. Flood risk from rivers and sea and surface water flood – predominantly medium and very low respectively. Predicted broadband speeds – download: 9 Mbps, upload: 0.9 Mbps – 4G. Standard only, 4G alternatives are available. Mobile signal – indoor voice and data: Limited, outdoor: Likely (Ofcom). EPC Score/Rating: 71 | C (current), 89 | B (potential).

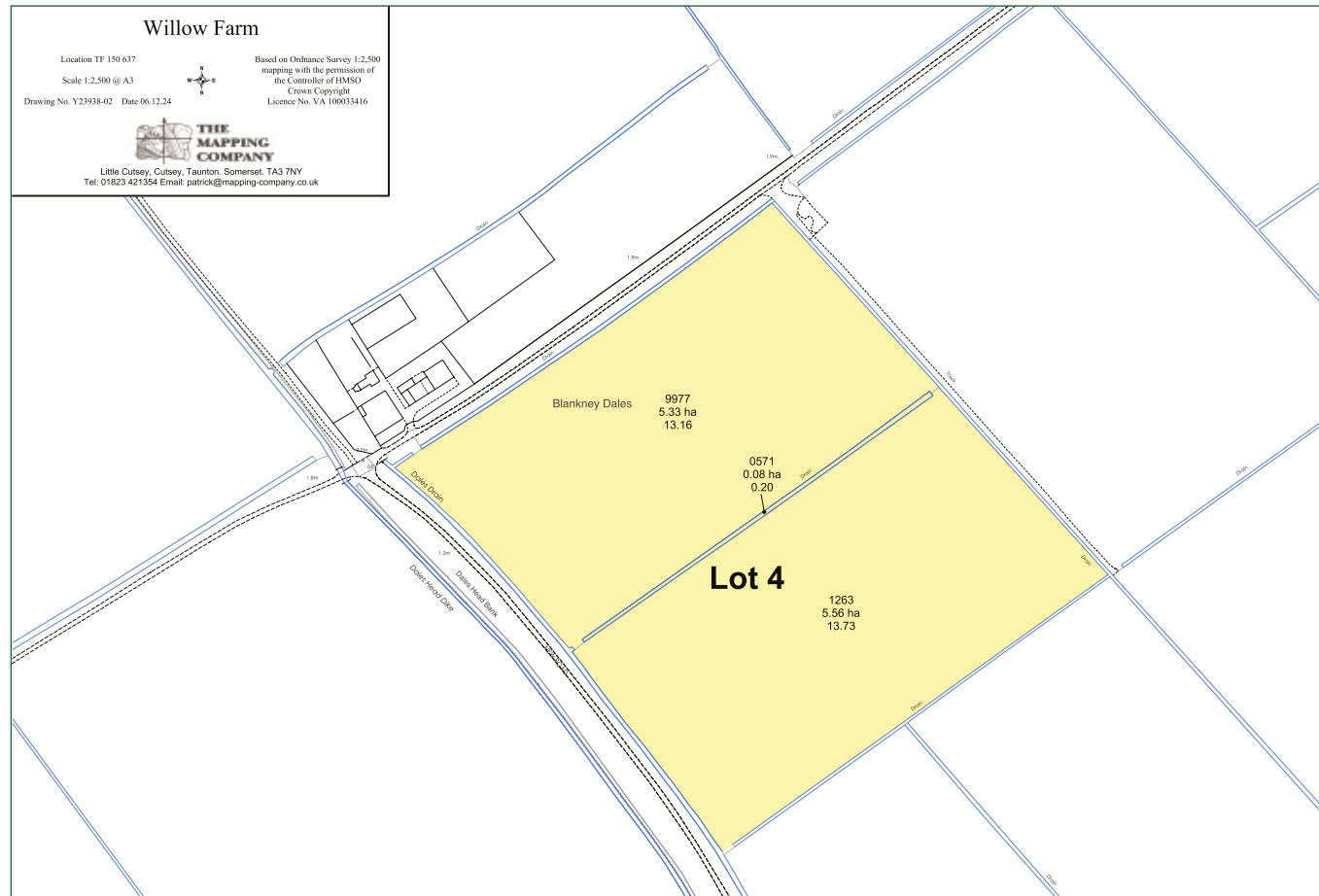
**Local Authority**

North Kesteven District Council

The residential property at Lot 1 is Council Tax Band: C

**Rural Payments/Subsidy Schemes**

There are no Entitlements included in the sale. Any delinked payments will be retained by the Seller. The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility of formulating their own scheme.



## Outgoings

Drainage charges on the land are payable to Witham First District Drainage Board.

## Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

## Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

## Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

**Please note:** Boundary between points X and Y on Lot 1, plotted for identification purposes only.

## Tenure

The Freehold is being offered with Vacant Possession on completion.

## Holdover/Early Entry

Possession is subject to holdover at no additional charge (where applicable). Early Entry may be available by prior agreement.

## Tenantright & Dilapidations

Where the sale gives rise to a claim for tenantright, successful purchaser(s) will be required to pay for any seeds, fertiliser, cultivations, sprays and acts of husbandry relating to any growing crops on the land based on CAAV costings and actual costs. Dilapidations are not allowed.

## Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

## Sporting, Timber & Mineral Rights

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

## VAT

It is understood that none of the land is elected for VAT.

## Method of Sale

The Property is offered for sale by Private Treaty, as a whole or in a combination of Lots.

## Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

## Viewing

Strictly by appointment via the Selling Agent.

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## PGM&Co.

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