



Wood View Farmhouse, Farmyard and 32.94 Acres

Honey Pot Lane, Colsterworth, Grantham, NG33 5LT

Guide Price £850,000

Richardson

DESCRIPTION

Wood View Farm comprises of Wood View Farmhouse & Farmyard, 10.30 acres (4.17 ha) of pasture land and 20.78 acres (8.42 ha) of arable land available as a whole or in 3 separate lots. Title Number LL295013 and LL91915.

LOCATION

Wood View Farm is set in the beautiful undulating countryside located 10 miles north of Stamford and 8 miles south of Grantham, approximately one mile to the east of the A1. The main rail link to London Kings Cross is provided by nearby Grantham as well as good cross country services from Stamford. The surrounding towns offer a fine selection of primary and secondary schools including the renowned public schools of Oakham, Kings Grantham and Stamford. The area also has excellent shopping facilities and a wide range of sporting and leisure activities.

LOT 1 - GUIDE PRICE £530,000

Wood View Farmhouse and Farmyard extends to 1.41 acres (0.57 ha) and is coloured red on the attached plan. Wood View Farmhouse is a detached brick farmhouse comprising on the ground floor of reception room, sitting room, kitchen, breakfast room, utility and WC. Upstairs there are 3 bedrooms and a family bathroom. A boot room and outbuilding are attached to the farmhouse. Outside there is a substantial garden over two levels. Ample parking is located to the front of the property. The farmyard consists of a crew yard, brick stables and a general purpose shed. There are two separate electricity supplies, one for the farmhouse and one for the farmyard. 3 telecom poles are located on the property. Mains water is connected.

LOT 2 - GUIDE PRICE £120,000

A single parcel of pasture land extending to 10.30 acres (4.17 ha) coloured green on the attached plan. The field has its own water supply and access onto Honey Pot Lane.

LOT 3 - GUIDE PRICE £200,000

A single parcel of arable land extending to 20.78 acres (8.42 ha) coloured blue on the attached plan. The field is predominantly Grade 3 as categorised by the Land Classification of England and Wales. The soil type is from the Ragdale series being described as "Slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils. Some slowly permeable calcareous clayey soils especially on slopes" by the Soil Suvey of England and Wales. The field has its own access onto Honey Pot Lane.

Back Cropping: 2026 - Winter Wheat, 2025 - Grass, 2024 - Grass, 2023 - Winter Wheat, 2022 - Winter Wheat





COMMUNICATIONS

Standard broadband is available at the property according to Ofcom. Mobile connectivity is available via EE, O2 and Vodafone at the property according to Ofcom.

COUNCIL TAX

The property is in Council Tax Band E.

METHOD OF SALE

The property is for sale by Private Treaty with Vacant Possession.

HISTORIC DESIGNATION

We understand that the property is not affected or restricted by any Ancient Monument Designation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

ACCESS

Access to the property is taken directly from Honey Pot Lane.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities and neither the vendors nor their agents will be responsible for finding the ownership of said boundaries.

SERVICES

The site is serviced by mains water and electricity. The property has a private septic tank and central heating is provided by an oil boiler.

TENURE & POSSESSION

The property is offered for sale Freehold, with the benefit of Vacant Possession.

LOCAL AUTHORITY

The property is located in the administrative boundaries of South Kesteven District Council.

VIEWINGS

Viewings are strictly by appointment with Richardson Surveyors.



HEALTH & SAFETY

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

PLANS & AREAS

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

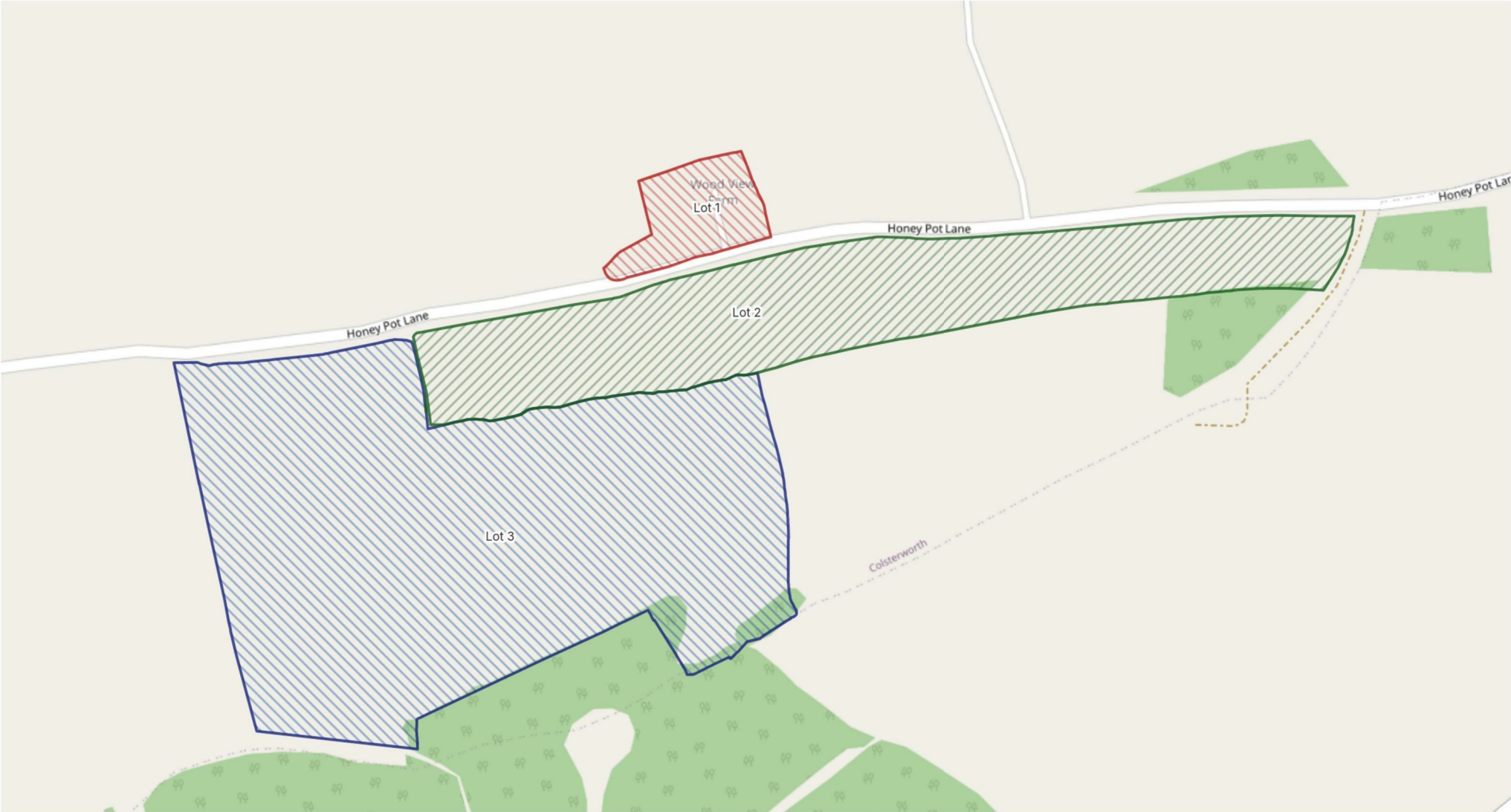
FURTHER INFORMATION

For further information please contact Jamie Richardson on his direct line on 01780 761651 or jrichardson@richardsonsurveyors.co.uk or Charles Richardson on his direct line on 01780 758008 or crichardson@richardsonsurveyors.co.uk

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.





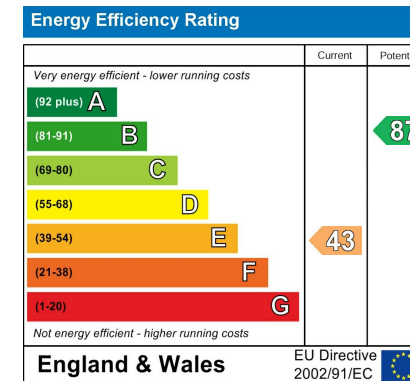
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

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