

# REDHOUSE FARM

Waddingworth, Lincolnshire, LN10 5EE





**A superb opportunity to purchase a well presented residential farm  
situated in the heart of Lincolnshire**

# **REDHOUSE FARM**

## **Waddingworth, Lincolnshire, LN10 5EE**

(Woodhall Spa - 6.8 miles, Horncastle - 6.5 miles, Lincoln - 17 miles)

**Set in 527.49 acres (213.47 hectares) or thereabouts of Productive Arable Land in a Ring Fence**

Comprising:-

Superb Modern Five Bedroom Farmhouse with self-contained Annexe  
Range of Traditional & Modern Farm Buildings with drying facilities  
Planning Permission for an additional dwelling  
Diversification Enterprises

**FOR SALE BY INFORMAL TENDER AS A WHOLE**  
**CLOSING DATE: 12 noon Friday 21 August 2026**

**Solicitors**

Bridge McFarland LLP  
26 Market Place  
MARKET RASEN  
LN8 3HL  
Tel: (01673) 210043  
Ref: David Harvey  
dxh@bmcfc.co.uk



**Selling Agents**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG, DN20 8HS  
Tel: (01652) 653669  
Ref: Tony Dale  
tony.dale@ddmagriculture.co.uk

# REDHOUSE FARM

---



# REDHOUSE FARM

## Location & Situation

Redhouse Farm enjoys an accessible yet peaceful rural position, lying approximately 6 miles from the renowned market towns of Woodhall Spa and Horncastle, 17 miles from Lincoln, 16 miles from Louth and 33 miles from Newark-on-Trent.

The farm lies within the small hamlet of Waddingworth, close to the historic market towns of Horncastle and Woodhall Spa. The area is famous for the well known National Golf Centre at Woodhall Spa and also St Hugh's Preparatory School. The Cathedral City of Lincoln offers a wide range of leisure and historical landmarks and also the highly recognised Lincoln Minster School.

Nestled within a rural setting, the farm is well connected. Nearby routes include the A15, A16, A17 and A46, while rail services from Lincoln to Newark Northgate provide onward fast connections to London King's Cross. East Midlands and Humberside airports are also within convenient reach.

## Overview

An exceptional opportunity to acquire a substantial and well-equipped arable farm in the heart of rural Lincolnshire, combining an impressive modern farmhouse, versatile buildings and highly productive farmland. There is planning permission for an additional residential dwelling which would be subject to an Agricultural Occupancy Condition.

Set within an attractive and private setting, Redhouse Farm offers a substantial farmhouse with integral annexe, extensive agricultural infrastructure and approximately 527.49 acres (213.47 hectares) of arable land/temporary grassland, currently presenting a mixed farming opportunity.

## Key Features

At the centre of the holding is an impressive modern farmhouse (built in 1999) extending to approximately 3,778 sq ft, providing generous family accommodation with three reception rooms, five principal bedrooms, one bathroom and two shower rooms, together with an integral self-contained annexe. The wider property includes two principal ranges of farm buildings, grain storage and drying facilities, traditional buildings with potential for conversion subject to planning, and productive arable land/temporary grassland with excellent road and internal access. The farmhouse is subject to an agricultural occupancy condition.



# REDHOUSE FARMHOUSE

**Redhouse Farmhouse** is an attractive and well-proportioned brick property beneath a slate roof. The property nestles within mature gardens with amenity pond, summer house and young woodland, creating a private and established residential setting.

## Ground Floor

The ground floor accommodation is centered around a welcoming south facing entrance porch and reception hall with impressive staircase. The principal sitting room is a particularly appealing space, with bay windows, French doors, a multi-fuel stove and an adjoining library area. A dual-aspect dining room with open fireplace provides an elegant formal entertaining space, while the fitted kitchen includes an integral larder and oil-fired Aga. The ground floor is complimented by a practical utility and boot/cloak room

## First Floor

To the first floor, five bedrooms are arranged around a spacious landing. The principal bedroom benefits from a Jack-and-Jill en-suite shower room, while the remaining bedrooms are served by a family bathroom with spa bath, w.c., basin and laundry-chute.

## Self-Contained Annexe

The farmhouse also incorporates an integral annexe with independent access, providing flexible ancillary accommodation ideally suited to family members, guests or staff.

The annexe comprises a kitchen/dining room with fitted units and French doors and wood burning stove. The first-floor accommodation arranged as a living area with a double bedroom, with flexibility to use additional bedrooms in the main residence.

## Gardens & Grounds

The property is approached via a superb tree lined driveway, which divides to serve both the farmhouse and the farmyard, creating a practical and attractive arrival.

The main parking area benefits from planning permission for a new garage facility, secured in 2015 (see details in Data Room).

The gardens include sweeping lawns, a wildlife pond with summer house, a tennis lawn and a surrounding belt of well established woodland, combining amenity and a strong sense of privacy.



## Services

Mains water and electricity are connected to the farmhouse. The farmhouse has oil fired central heating and drainage is to a private system. Water and a three phase electricity supply are connected to the farm buildings at Redhouse Farm and also Spotted Lodge, being the secondary farmstead.

## Outgoings

East Lindsey District Council  
Council Tax Band: E  
Council Tax 2026/27 - £2,729.63

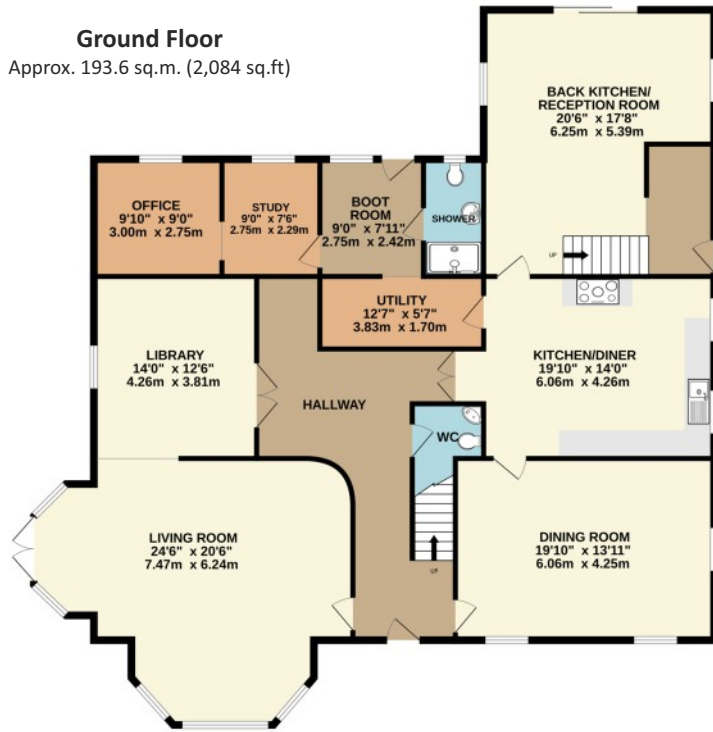
## Energy Performance Certificate

The EPC Rating is "D". A copy of the certificate is available in the Data Room.

# REDHOUSE FARMHOUSE FLOOR PLANS

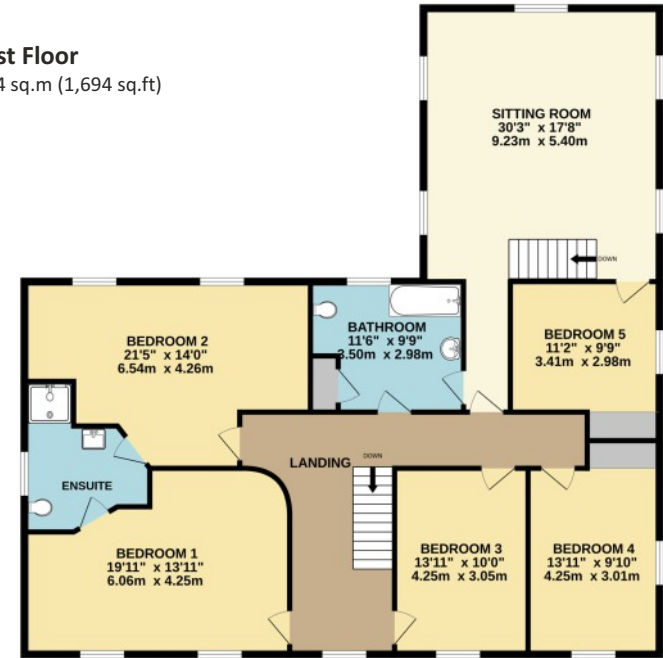
## Ground Floor

Approx. 193.6 sq.m. (2,084 sq.ft)



## First Floor

Approx. 157.4 sq.m (1,694 sq.ft)



Total Floor Area:  
Approx. 351.0 sq.m (3,778 sq.ft)

For Identification Purposes Only



# REDHOUSE FARM



# REDHOUSE FARM BUILDINGS

## Farm Buildings

The holding is supported by two principal building complexes, offering a practical combination of modern agricultural infrastructure and traditional buildings.

### Buildings Adjacent to the Farmhouse

The buildings adjacent to the farmhouse include a range of traditional structures which may offer scope for alternative uses, subject to obtaining the necessary planning consents.

BUILDING NUMBER	BUILDING	DESCRIPTION
1	Diversification Barn	Approx 17.7m x 12.6m timber framed building with brick front and sides. The building has a steel roller shutter door, sheet steel roof, concrete floor and three phase electricity.
2	Implement Shed	Approx 16.8m x 5.4m open fronted pole barn lean-to with fibre cement roof and cladding, with an earth floor.
3	General Purpose Store	Approx 14.6m x 8.7m pole barn lean-to with a steel sheet roof, fibre cement side cladding and an earth floor.
4	Brick Barn	Two storey barn, approx 27.7m x 6.9m brick barn which is open on one end, with a concrete floor.
5	GP Workshop	Approx 18.29m x 15.24m 3-bay steel portal frame (2022) with a concrete fibre cement roof, concrete sectional walls to 1.5m, box profile cladding to eaves with a concrete floor.



### Spotted Lodge Buildings

The Spotted Lodge buildings provide valuable grain storage and drying facilities, together with an excellent concrete yard and loading area, easily accessible from the road. Mains water and electricity are connected, including three-phase power supply.

BUILDING NUMBER	BUILDING	DESCRIPTION
1	Grainstore (1,000T capacity)	Approx 18.3m x 27.5m steel portal framed grain store with fibre cement roof, brick walls to 2.5m with fibre cement cladding and concrete floor. Eaves to height of 4.13m and sliding steel doors. There is an overhead conveyor system from the adjoining grain dryer.
2	Grain Dryer	Approx 9.4m x 6.2m steel portal framed building with a fibre cement roof, steel clad sides and a concrete floor.
3	Fan House	Approx 10.2m x 4m pole barn with steel sheet roof and sides and earth floor, houses the dryer extraction fan.
4	Grain Silo	550T capacity, with a sweep auger, stirrer, ventilation fan and temperature regulated LPG fired burner.



# REDHOUSE FARM LAND

## Land and Soils

The land extends to approximately 527.49 acres (213.47 hectares), or thereabouts. The land has excellent access provided by farm tracks and public roads and is divided into four main parcels.

The land is classified by the Provisional Agricultural Land Classification Maps as being Grade 3. The Soil Survey of England and Wales identifies the soils as being from the "Wickham 2" and "Ragdale" associations with their characteristics described as fine loam/silty over clay which supports a productive arable rotation. The land is well suited to combinable cropping/temporary grassland and some land parcels have previously been used to grow sugar beet.

## Countryside Stewardship

The farm is entered into a Mid-Tier Countryside Stewardship Scheme which commenced on 01 January 2023 and terminates on 31 December 2027. The Scheme will be transferred to the buyer(s). The farm is also entered into two Sustainable Farming Incentive Schemes (not transferrable) under the following Agreements:-

1. 01 April 2024 terminating 31 March 2027
2. 01 March 2025 terminating on 29 February 2028

## Diversification / Sporting

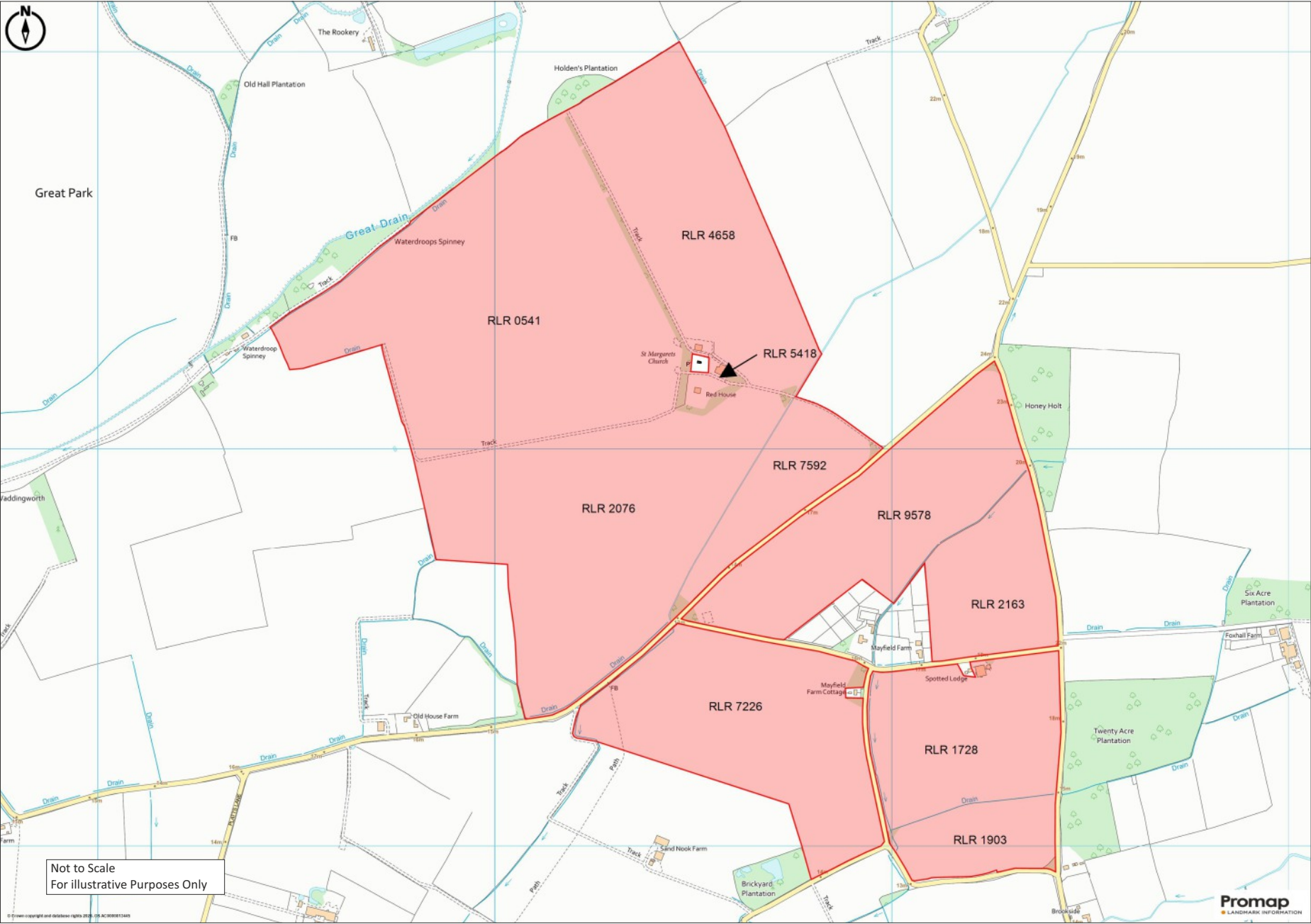
Redhouse Farm has diversified into a popular rural visitor destination offering a range of seasonal attractions and on-farm enterprises. The mixed farm offers events including Easter trails, a pick your own pumpkin experience, Christmas tree sales, all complemented by a pop-up café serving local produce. Additional income is derived from an area designated for wedding/venue hire for private events, the sale of firewood and handcrafted fire pits which has created a well presented multi income rural business with an established community appeal.



The farm also benefits from parcels of woodland and plantations creating excellent habitat, with grass margins and mature hedges, which provide an enhanced environment for all types of wildlife, with a good number of english partridges present on the farm.



# REDHOUSE FARM SITE PLAN



Not to Scale  
For illustrative Purposes Only

# FIELD SCHEDULE & GENERAL INFORMATION

RLR Number	Description	RLR Areas (total area)		HM Land Registry Title Number	HM Land Registry Area	
		Hectares	Acres		Hectares	Acres
TF1871 5418 (part)	Farmhouse	1.80	4.45	LL123938	0.29	0.72
TF1871 5418 (part)	Farmyard					
TF1871 0541	Arable	50.93	125.85	LL75241	213.18	526.77
TF1871 4658	Arable	26.22	64.79			
TF1870 2076	Arable	38.98	96.32			
TF1870 7592	Arable	8.65	21.37			
TF1870 9578	Arable	22.91	56.61			
TF1970 2163	Arable	11.17	27.60			
TF1870 7226	Arable	26.42	65.28			
TF1970 1728	Arable / farm buildings	17.35	42.87			
TF1970 1903	Arable	7.10	17.54			
	<b>Total</b>	<b>211.53</b>	<b>522.68</b>			



## Planning & Development

Redhouse Farmhouse is subject to an Agricultural Occupancy Condition. Planning permission for the construction of the house was granted in 1996 by East Lindsey District Council (Application ref: S/193/0998/96).

Planning permission for a garage/garden store around the house was granted on 06 September 2012 (Application ref: S/193/01094/12) and has been activated.

Planning permission for the erection of an agricultural workshop and store was granted on 22 June 2021 (Application ref: S/193/00839/21).

Planning permission for the erection of one house and detached double garage was granted on 02 March 2026, subject to an Agricultural Occupancy Condition (Application ref: S/193/00434/24).

## Services

The property is served by mains water and electricity, private drainage and oil-fired central heating. Three-phase electricity is connected to the farm buildings, supporting the operational requirements of the holding.

## Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone. Farmers within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

## Outgoings

Drainage Rates are payable to the Witham Third District Internal Drainage Board and a General Drainage Charge is also payable to the Environment Agency. Further details can be found in the Data Room.

## Plans, Areas and Schedules

Plans attached to these particulars are based on data provided by the Rural Land Registry and the Ordnance Survey and are for reference only. Buyer(s) will be deemed to have satisfied themselves of the land.

# GENERAL INFORMATION

## St Margarets Church

Located in Redhouse Farmyard is St Margarets Church, a small rural church of medieval origin dating from the 14th century, built of traditional greenstone, typical of the Lincolnshire Wolds. The structure was substantially rebuilt in 1808 and restored in 1913 following a period of disrepair.

Now Grade II Listed, the church reflects the long lost settlement it once served, with Waddingworth itself recorded in the Domesday Book of 1086.

Deconsecrated in the 20th century, it is no longer used for regular worship and is presently privately owned, access being via the main driveway to Redhouse Farm.

The church is available for sale by separate negotiation. Interested parties are invited to discuss this further with the Selling Agents.



# GENERAL REMARKS

## Tenure and Possession

Redhouse Farm is to be sold freehold and it is intended that vacant possession will be granted on completion, subject to the Holdover provisions.

## Easements, Wayleaves and Rights of Way

There is a public footpath crossing the western end of Field 7226. The main access drive to the farm is public highway upto where the tarmac finishes, with a right of access across the farmyard to St Margaret's Church. The farm is crossed by a high pressure gas main and there are overhead electricity lines crossing the farm. Copies of documents relating to the rights of way, easements and wayleaves are available in the Data Room. The land is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

## Fixtures and fittings

All items generally known as fixtures and fittings, whether referred to in this brochure or not, are expressly excluded from the sale. For the house, fitted carpets are included but furniture, contents, curtains, light fittings and garden statuary are specifically excluded. Some items may be available by separate negotiation.



## Basic Payment Scheme

All of the farmland is registered on the Rural Payments Agency Rural Land Register. The Seller will retain any future De-linked Payments (if any).

## Additional Information/Data Room

Online access to a Data Room can be provided upon request. This provides further details, including:-

RLR Data, Back Cropping, Wayleave Agreements, Drainage Plans & Rates, Planning Permissions and other general property information.

## Solicitors

David Harvey of Bridge McFarland LLP, 26 Market Place, Market Rasen, LN8 3HL.  
Telephone: 01673 210043, E-mail: [dxh@bmcfc.co.uk](mailto:dxh@bmcfc.co.uk)

## Local Authority

East Lindsey District Council - [www.east-lindsey.gov.uk](http://www.east-lindsey.gov.uk)

## Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Buyer(s) shall indemnify the Seller for any VAT, which may subsequently be payable.

## Directions

From the A158 at Baumber, take the Bardney road; the farm is approximately 3 miles on the right. From Bardney, follow signs to Baumber; the farm is approximately 5 miles on the left.

**Postcode - LN10 5EE**

**What3words - decoder.uniform.flick**

## Sporting Rights/Timber & Minerals

As far as they are owned, the mineral and sporting rights as well as standing timber are included in the freehold sale.

# GENERAL REMARKS

## Employees

No employees will be transferred with the farm under TUPE.

## Viewing

Viewing is strictly by appointment with the Selling Agents on (01652) 653669.

## Health and Safety

Given the potential hazards of a working farm, we ask that you are as vigilant as possible when viewing the farm for your own personal safety, particularly around the farm buildings.

## Holdover & Early Entry

The Seller reserves the right to use all buildings, to include the machinery storage and grain store facilities until 01 May 2027. In addition, the Seller reserves the right to hold a machinery dispersal sale (no later than 15 March 2027) on the Holding and use an area of land close to the farmyard (in RLR number 7592) for facilitating the sale/car parking. Early entry will be considered subject to agreement between the parties.

The Seller also reserves holdover rights in respect of occupying Redhouse Farmhouse for a period of upto 6 months following completion for a consideration of £1,000 per calendar month.

## Additional Property

The Seller is also marketing a second farmhouse in the nearby village of Wragby. Details of this residence, known as Manor House Farm, Wragby, is offered for sale by Walter's Estate Agents.

[www.waltersestateagents.co.uk/property/lincoln-road-wragby/](http://www.waltersestateagents.co.uk/property/lincoln-road-wragby/)

### Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

(i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

(ii) The Buyer(s) must rely on their own enquiries by inspection or otherwise on all matters.

(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: TD/SJP/BR-26/103

Date: 07 July 2026

## Method of Sale

The land is offered for sale as a whole by Informal Tender. The Seller does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Buyer(s).
3. Confirm full name and address and contact telephone number of the Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "Redhouse Farm Tender".
6. Submitted not later than **12 noon on Friday 21 August 2026**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to Tony Dale (07920 126302) or Lucy Adamson (07435 550274) of the Selling Agents, to discuss their interest.



An aerial photograph of a rural farmstead. The central focus is a cluster of buildings, including a large two-story house with a dark roof and a smaller outbuilding with a red roof, surrounded by a dense green forest. To the right, there are several large, open green fields with visible tractor tracks. In the foreground, a large green pasture contains a herd of sheep grazing. The background shows a vast landscape of rolling green and yellow fields under a blue sky with light clouds.

# DDM

AGRICULTURE