



Hallyards Farm
Bucknall, Lincolnshire



Hallyards Farm, Bucknall, Woodhall Spa, Lincolnshire

A well-positioned residential smallholding set within approximately 31.31 acres comprising a detached four-bedroom property and a range of traditional and modern farm buildings. The main residence offers well-balanced accommodation with a spacious living room, a large kitchen/dining room with bifold doors opening onto the rear patio, a home office, utility and three ground floor bedrooms, together with a versatile first floor attic room/ fourth bedroom. Externally, the house sits in mature grounds of approximately 1.06 acres, complemented by a generous driveway and double garage/workshop.

Beyond the dwelling, the wider holding extends to productive grassland, a useful range of agricultural buildings which have the added benefit of Class Q consent for three dwellings offering significant development opportunity. Hallyards Farm is an attractive proposition for purchasers seeking a lifestyle change, equestrian use or investment opportunity.

* Please note the property is subject to an agricultural occupancy condition with the full wording contained in the brochure.

* The property is available as a whole or in three lots as lot 4 is now SOLD STC



Lot 1 - Hallyards Farmhouse & Grounds

Entrance Hall

With stairs to first floor, under stairs storage, door to;

Living Room

Double glazed patio door to rear elevation, double glazed French doors to side elevation and double glazed window to front elevation, built-in storage.

WC

Two piece suite comprising mid flush WC, pedestal wash basin, extractor.

Kitchen/Dining Room

Double glazed bifold doors to rear and side elevation, double glazed casement window to side elevation, fitted wall and base units with sink and drainer, built-in dishwasher, Neff five ring gas hob with extractor over, space for large fridge freezer, Neff double oven, archway to;

Utility

Double glazed casement window and double glazed door to rear elevation, fitted base unit with stainless steel single drainer sink, space and plumbing for washing machine, water softener, boiler, radiator, door to;

WC

Double glazed casement window to side elevation, built in shelving, WC.

Office

Double glazed casement window to side, built-in storage.

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising p shaped bath with shower over, pedestal wash basin, mid flush WC, heated towel rail, fully tiled walls, extractor.

Bedroom One

Double glazed casement window to front elevation, built-in wardrobes.

En-Suite Shower Room

Double glazed casement window to side elevation, three-piece suite comprising shower, pedestal wash basin, mid flush WC, heated towel rail, extractor, fully tiled walls.

Bedroom Two

Double glazed casement window to front elevation, built-in wardrobes.

Bedroom Three

Double glazed casement window to side elevation, built-in wardrobes.

Hallway

With airing cupboard.

First Floor

Bedroom 4/Attic Room

Double Glazed casement window to front and rear elevation, fitted base units, electric heaters, eaves storage cupboards.

Outside

The property sits in a Generous plot of around 1.06 acres with lawned gardens, large wraparound patio, mature trees and planted beds with hedged boundaries. A large gravel driveway provides parking for several vehicles and leads through to;

Double Garage/Workshop

With two roller shutter doors to the front elevation and one roller shutter door to the rear elevation.



Services

We understand the property offers mains water, electric, LPG gas and a sewage treatment plant which was installed in July 2022. The ground floor benefits from underfloor heating throughout and the first floor is served by electric heaters. There is also an array of solar on the property which still enjoys the benefit of a feed in tariff. Further details of this tariff will be available from the selling agent.

Agricultural Occupancy Condition

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 290 of the Town & Country Planning act 1971, or in forestry or a dependent of such a person residing with him (but including a widow or widow of such a person).

Council Tax

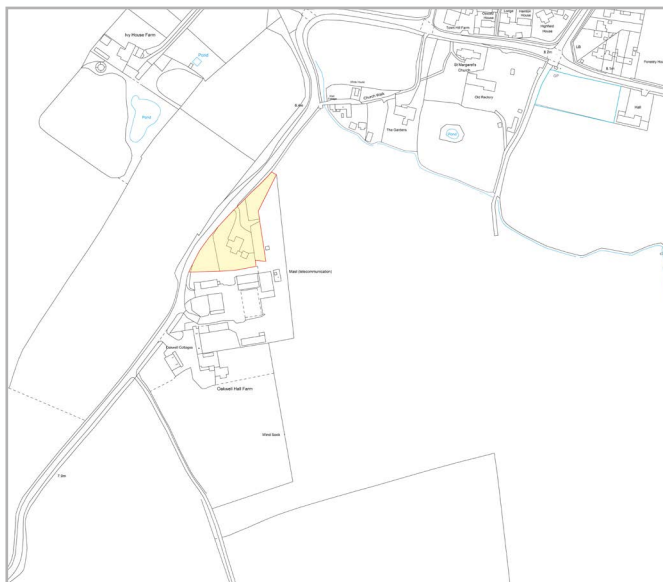
Band C

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard and superfast broadband is available with a max download speed of 76 Mbps and a max upload of 20 Mbps.



General Remarks

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Easements Wayleaves & Rights Of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

Plans and Areas

These have been prepared as carefully as possible. The plans and photographs within these particulars are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

Tenure & Possession

Freehold and for sale by private treaty except for the land with is currently tenanted and will be subject to a 12 month notice to vacate in September.

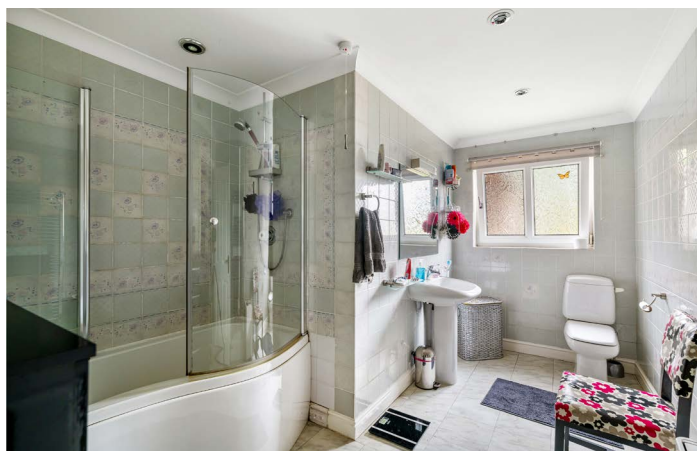
Directions - LN10 5DT

From Bardney follow the Horncastle Road B1190 and the property can be found on the right hand side as you enter the hamlet of Bucknall.

<https://what3words.com/basin.minivans.bars>

Agent

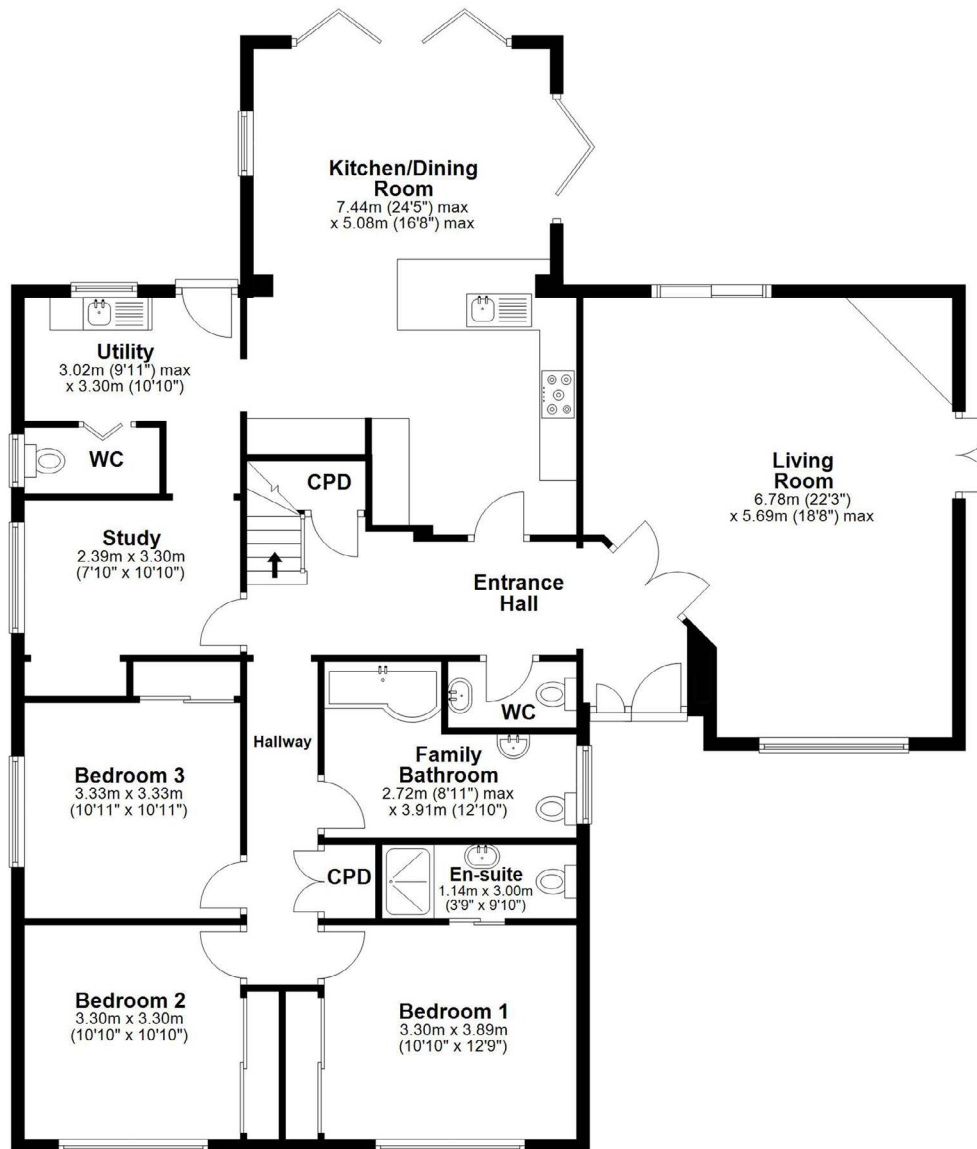
James Mulhall 01522 504304
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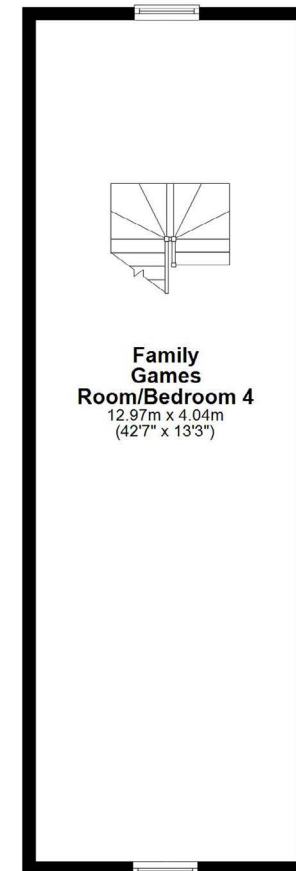
Ground Floor

Approx. 165.8 sq. metres (1785.2 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



Total area: approx. 218.3 sq. metres (2349.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS,

APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

Hallyards Farm, Bucknall

Lot 2 - Around 21.08 Acres & Farm Buildings

The Land

The main field measures around 19.36 acres and is currently growing forage grass which is suitable for hay or silage. It may also make an ideal paddock for the grazing of horses or livestock subject to any necessary permission or fencing. There is public footpath running across the lower half of the land. The yard and surrounding area measures around 1.72 acres and includes the following:

General Purpose Building One - 13.1m max x 20.91m (eaves height of 4.6m)

Steel and corrugated sheet construction with double doors to the rear elevation and three phase electricity. There is also 25kw solar array on this building still in a FIT.

Telecom Mast - Shaded Red on the plan

Please note the telecoms mast and surrounding compound which measures 7.3m x 13.3m which is clearly defined by the Green fencing has been sold off independently on a 99 year lease. Further details are available from the selling agent.

Green Storage Shed

Timber and corrugated sheet construction and is divided into three sections. The right hand section measures 11.16m x 7.46m. The middle section measures 7.52m x 3.44m and finally the left-hand section measures 11.4m x 7.52m and has double doors to the end elevation.

Grass Runway/Landing strip

The current seller has been using this runway for a number of years and it measures around 300m with consent for 14 days a year flying. This runway can be accessed from a access track to the South as well as through the yard entrance.

Shipping Container - Please note this is not included in the sale.

General Purpose Building Two - 18.1m x 2.9m with an approximate height of 7.73m.

Steel and corrugated sheet construction.

Brick Open Bay Barn - 22.5m x 8.66m

Brick and steel construction with open front measuring with three phase electricity.

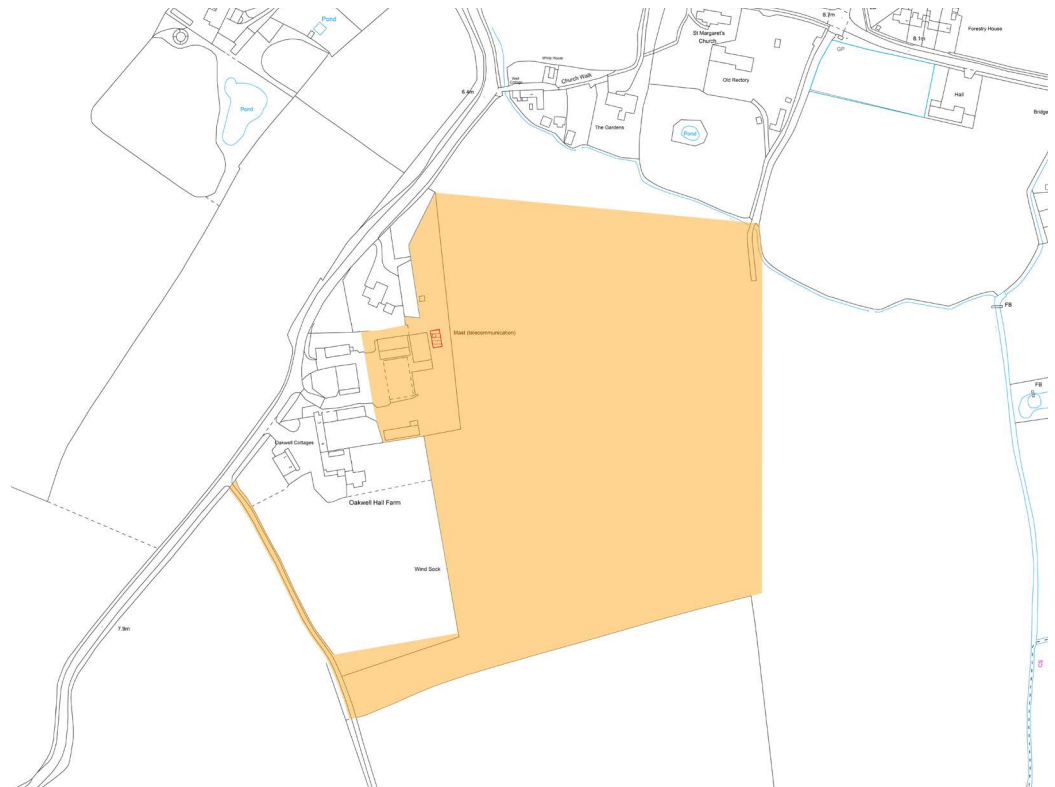
Viewing Procedure

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Directions - LN10 5DT

From Bardney follow the Horncastle Road B1190 and the barns and land can be found on the right hand side as you enter the hamlet of Bucknall.

<https://what3words.com/guarded.gentlemen.cost>





Lot 3 - Class Q Conversions, Hallyards Farm, Bucknall

Description

This lot comprises two large agricultural buildings set in around 0.66 of an acre which benefit from prior approval for conversion into three dwelling units.

Class Q Barn One - 18.59m x 7.44m with approximate Eve's height of 7.55m

A former grain dryer which is constructed from steel, brick and concrete sheet.

Class Q Barn Two - 18.13m x 14.65m with an approximate eaves height of 7.5m

Town & County Planning

The site was granted Prior Approval by East Lindsey District Council for the change of use of the current agricultural buildings and any land within its curtilage to form three residential dwelling units under applications S/022/01751/24 and S/022/00806/24. The development must be completed by 22/08/2027. Full copies of the plans and decision notices are available from the selling agent or the East Lindsey District Council planning portal.

Tenure & Possession

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<https://what3words.com/reserve.star.vans>

Agent

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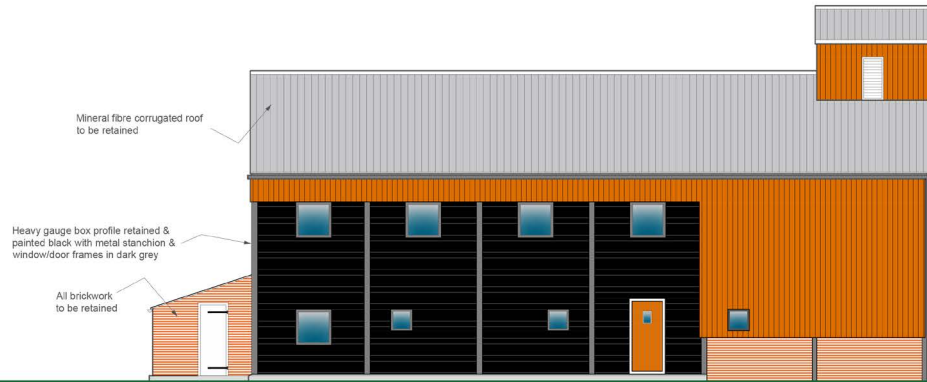


0m 50m
Scale 1:500



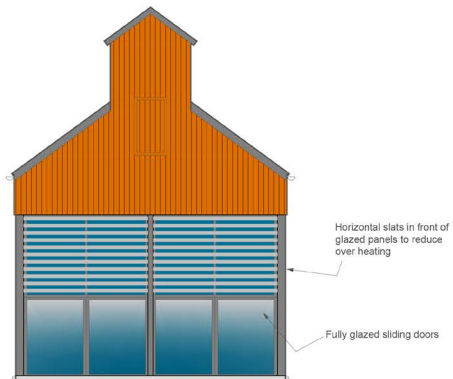


South Elevation

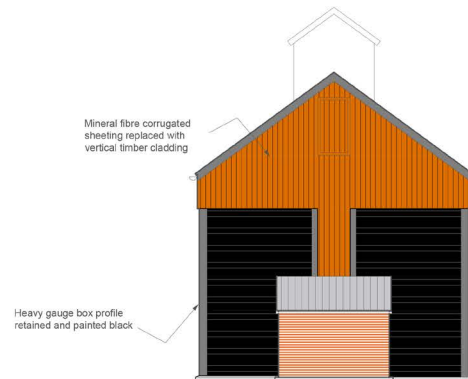


North Elevation

0m 2m 4m 6m 8m 10m
Scale 1:100

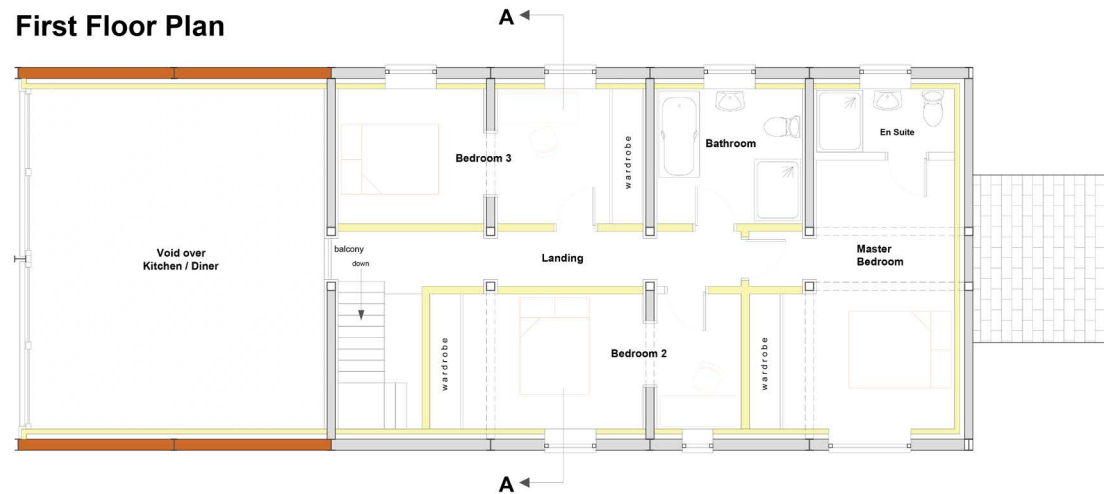


West Elevation



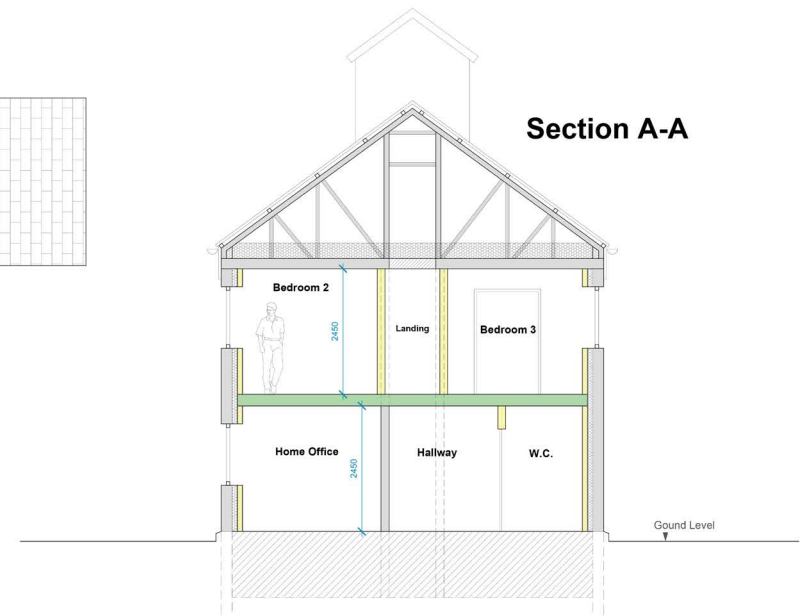
East Elevation

First Floor Plan

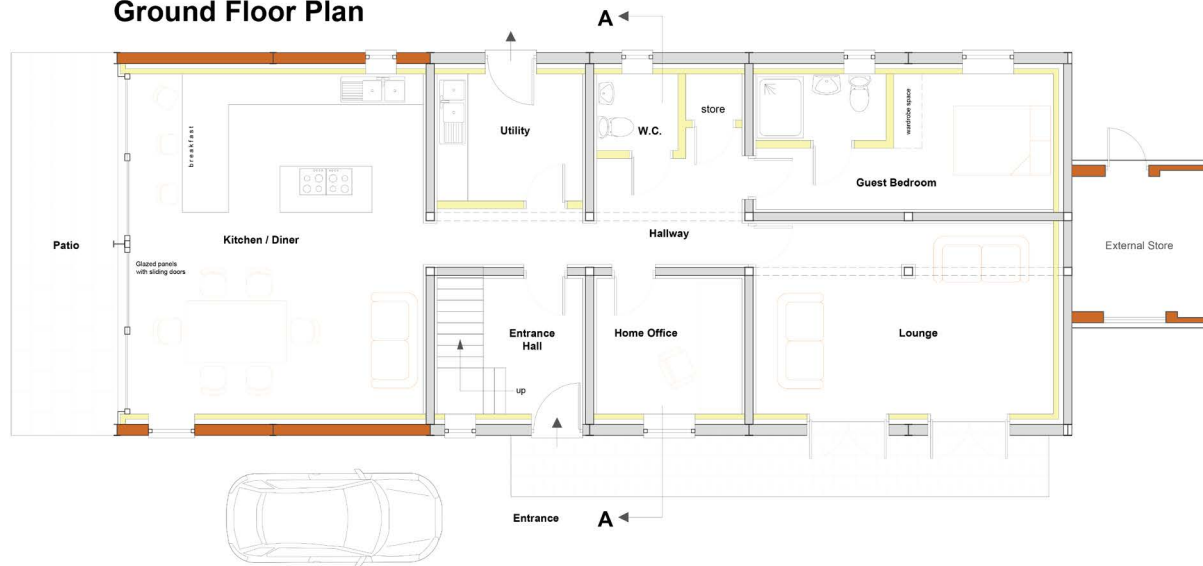


Gross Internal Floor Area = 194sqM
(External Store not included)

Section A-A



Ground Floor Plan



Existing Plant Room is not included as part of this Class Q application however, it is proposed to retain it for External Storage



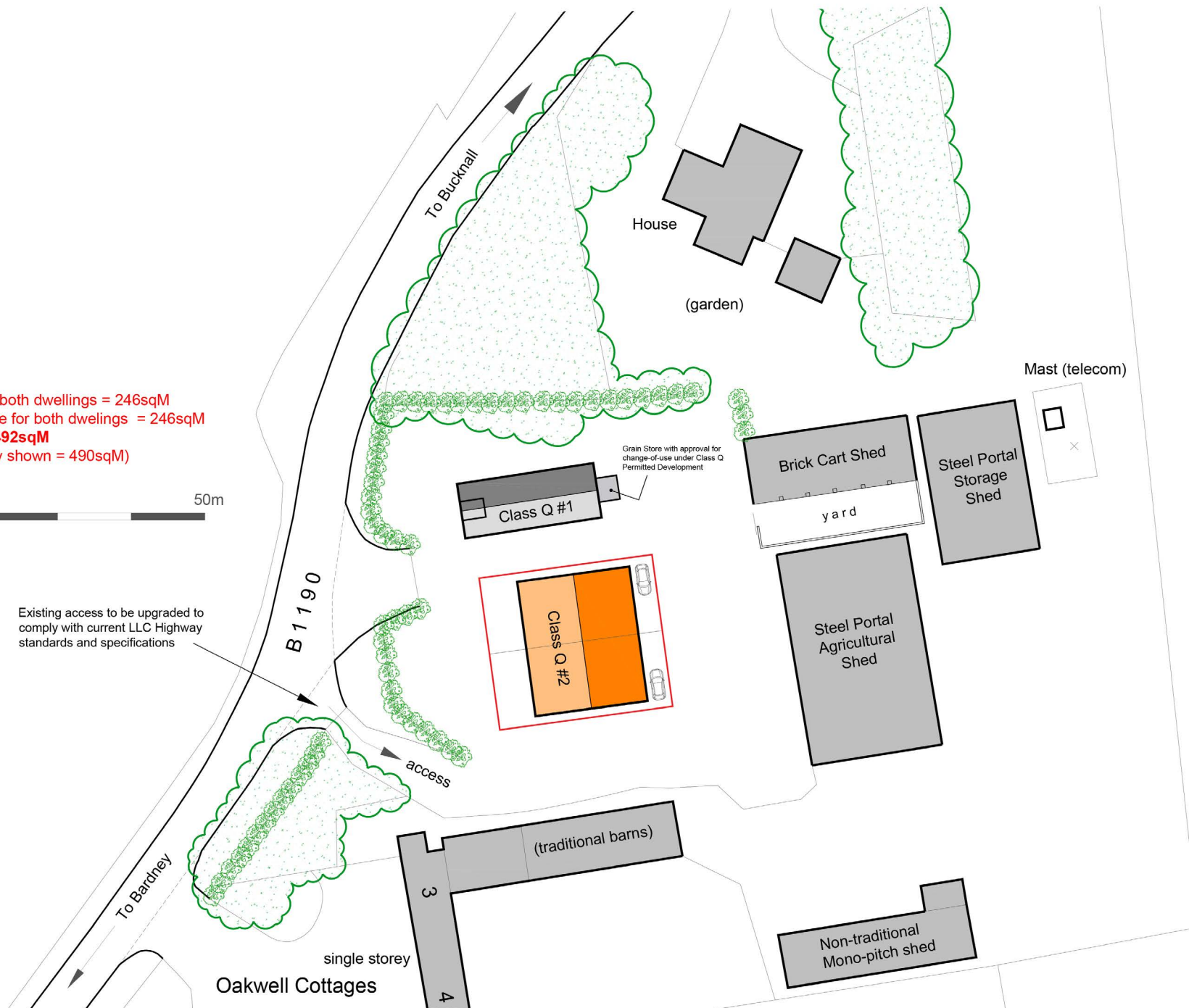
0m 2m 4m 6m 8m 10m
Scale 1:50

Combined floor area for both dwellings = 246sqM
Combined amenity space for both dwellings = 246sqM
Maximum Site Area = 492sqM
(actual red line boundary shown = 490sqM)

0m 50m
Scale 1:500

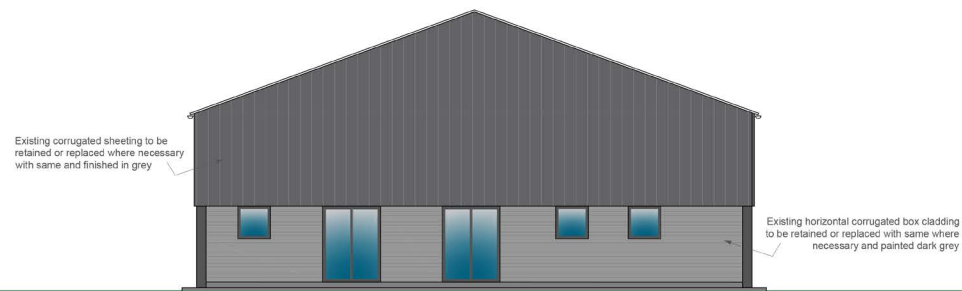


Existing access to be upgraded to
comply with current LLC Highway
standards and specifications





West Elevation



North Elevation



East Elevation

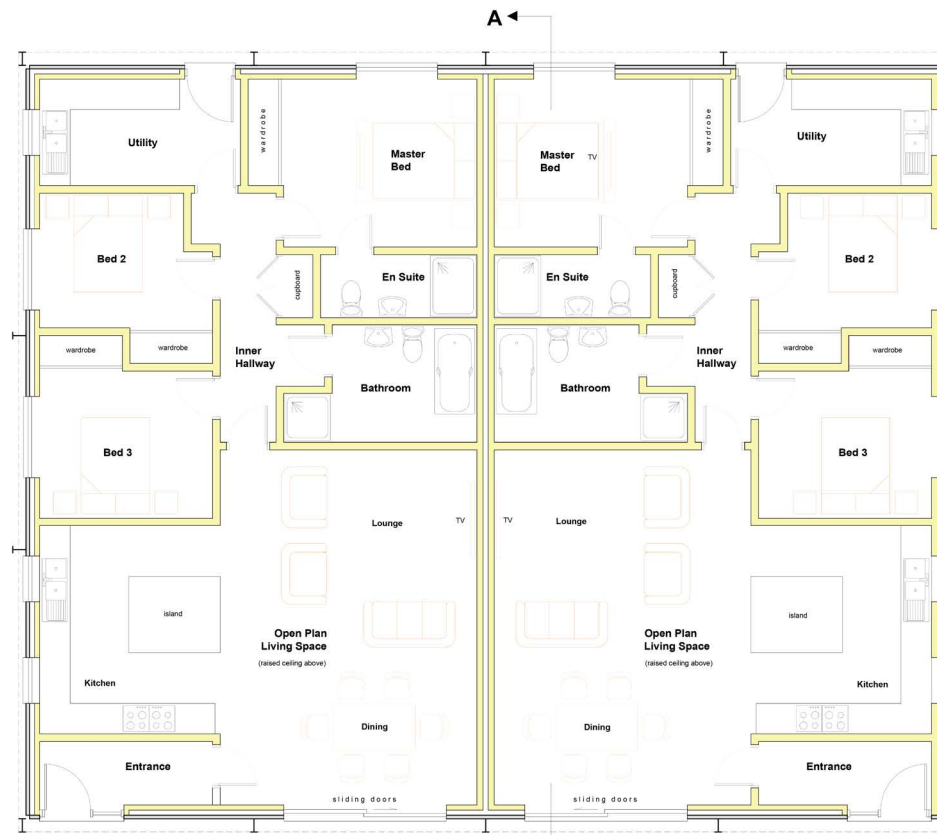


South Elevation

0m 2m 4m 6m 8m 10m

Scale 1:50

Gross Internal Floor Area = 123sqM (per dwelling)



Floor Plan



Section A-A

Lot 4 - Around 8.52 Acres, Hallyards Farm, Bucknall

Description

Around 8.52 acres of grassland with road frontage and access from Main Street. The land is currently growing forage grass which is suitable for hay or silage. It may also make an ideal paddock for the grazing of horses or livestock subject to any necessary permission or fencing.

Tenure & Possession

The land is freehold and for sale by private treaty. There is currently a tenant on the land who will be served notice in September 2026 to vacate no later than September 2027 or earlier by agreement.

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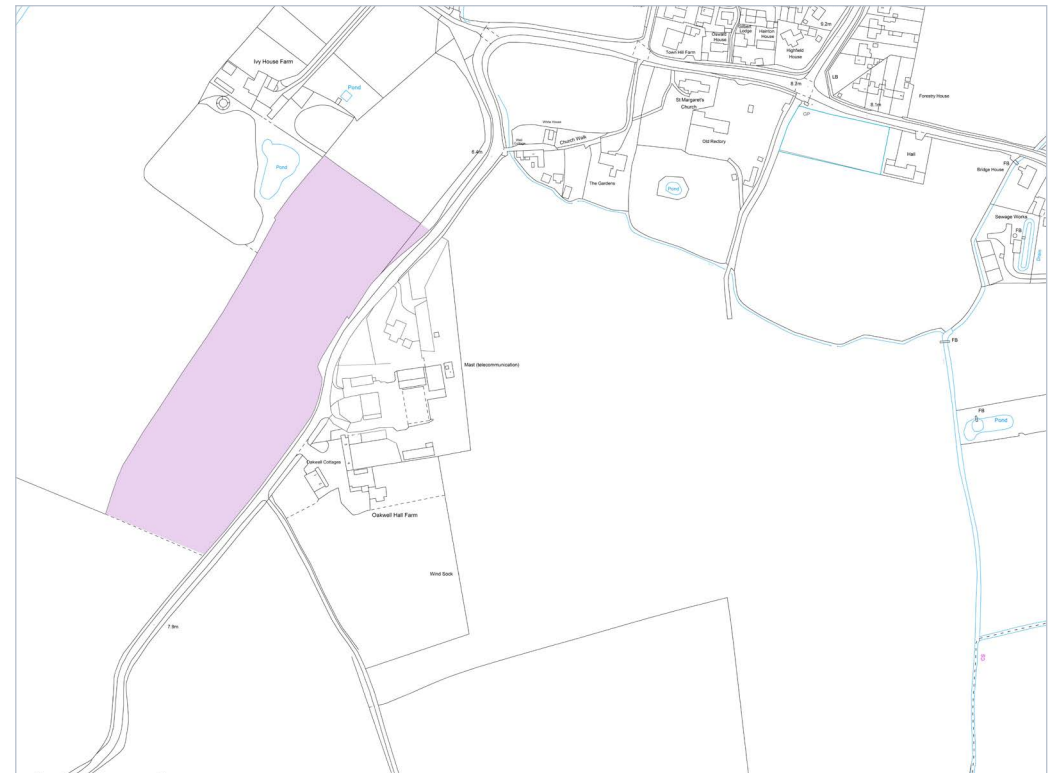
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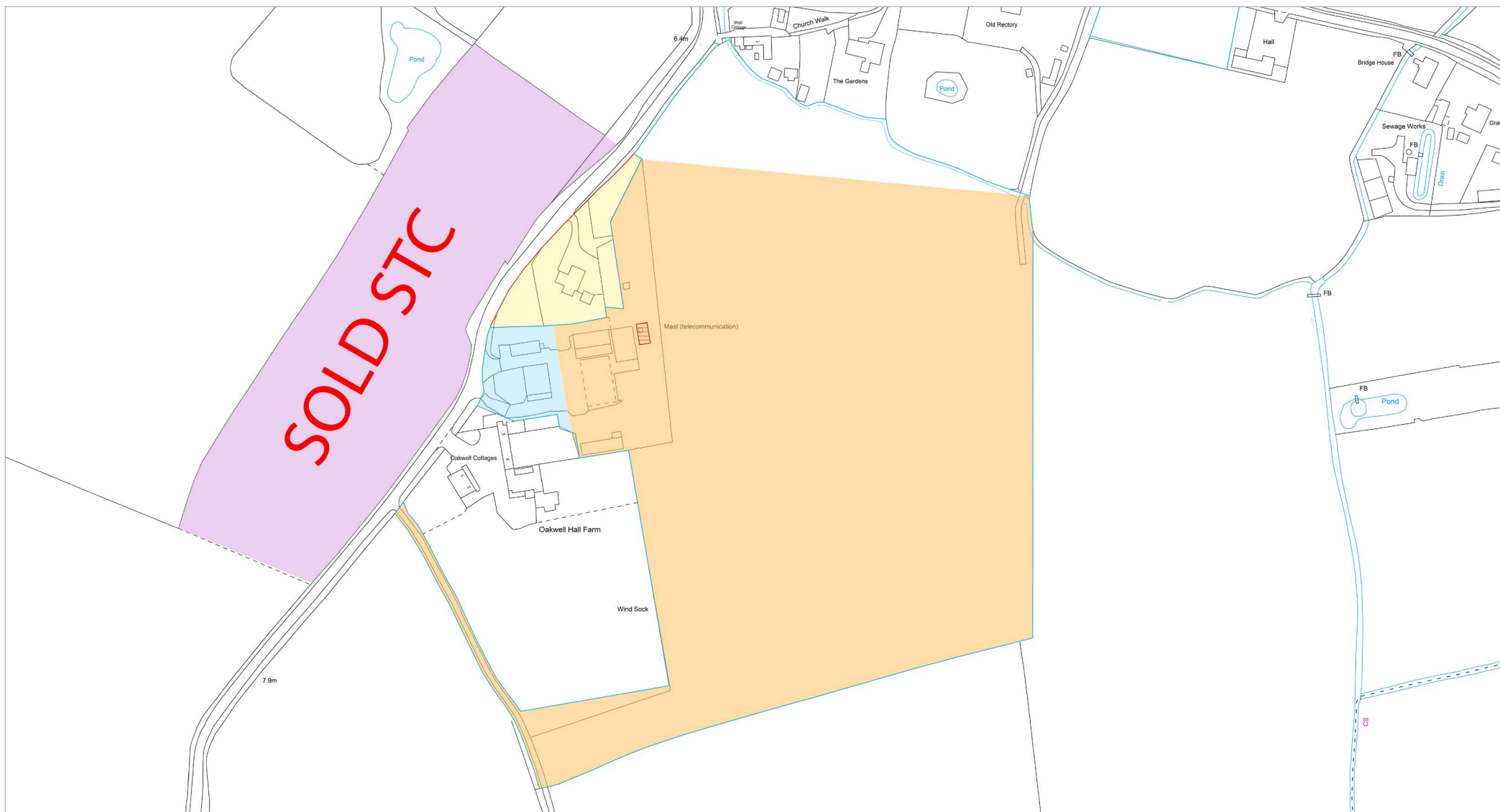
<https://what3words.com/trending.manage.expel>

Agent

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SOLD





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