



Hallyards Farm
Bucknall, Lincolnshire

BROWN & CO



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 four lots



Lot 1 - Hallyards Farmhouse & Grounds

Entrance Hall

With stairs to first floor, under stairs storage, radiator, 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, 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

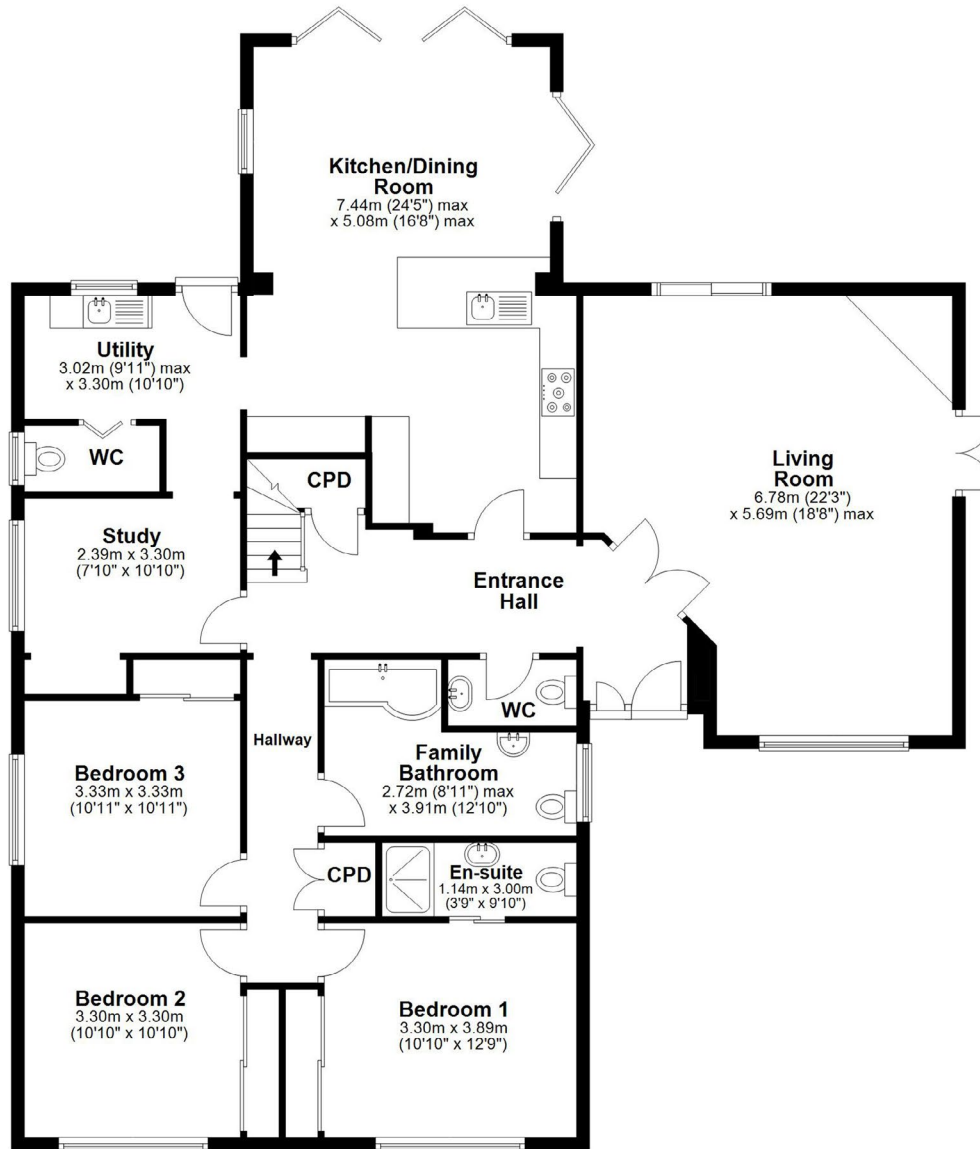
With two roller shutter doors to the front elevation and one roller shutter door to the rear elevation.





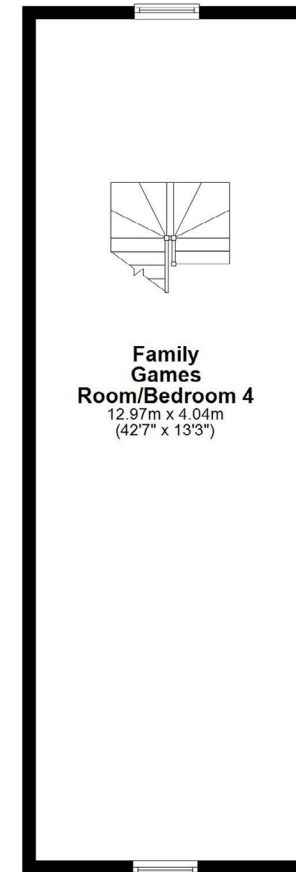
Ground Floor

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.

Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
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. 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.

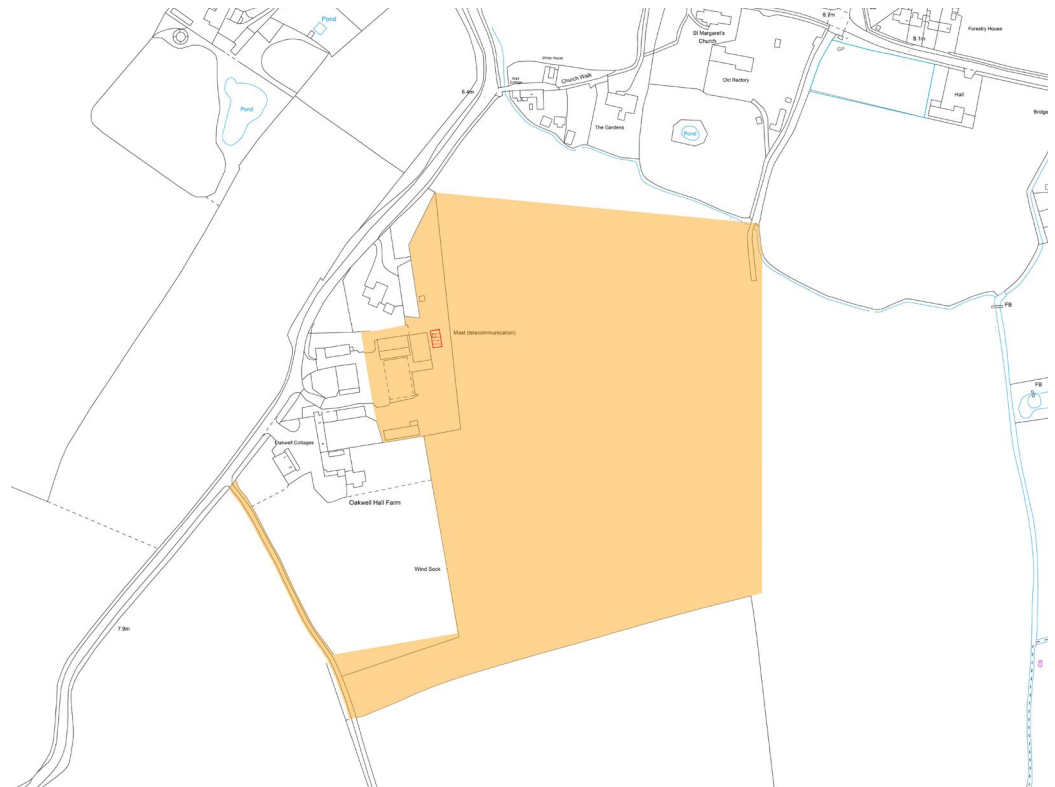
Viewing Procedure

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

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>



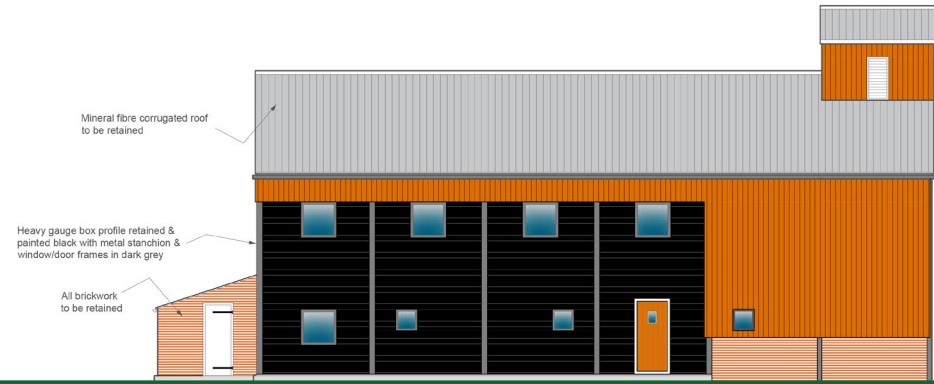








South Elevation



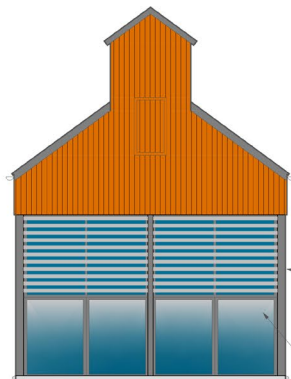
North Elevation

Mineral fibre corrugated roof to be retained

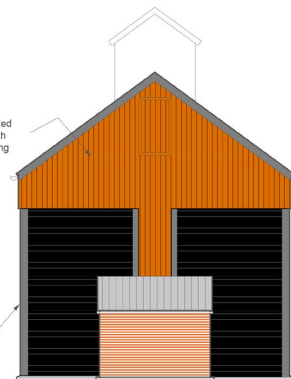
Heavy gauge box profile retained & painted black with metal stanchion & window/door frames in dark grey

All brickwork to be retained

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



West Elevation



East Elevation

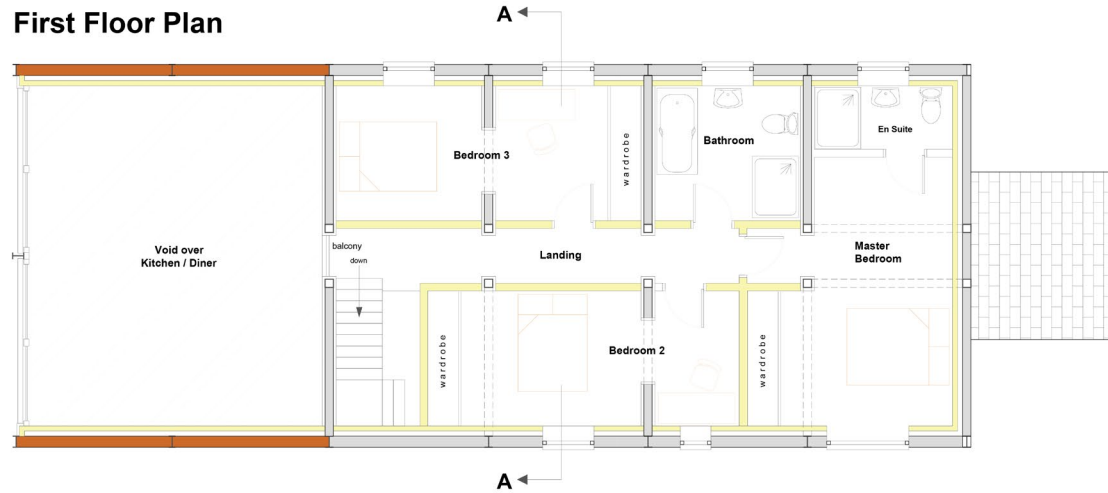
Mineral fibre corrugated sheeting replaced with vertical timber cladding

Heavy gauge box profile retained and painted black

Horizontal slats in front of glazed panels to reduce over heating

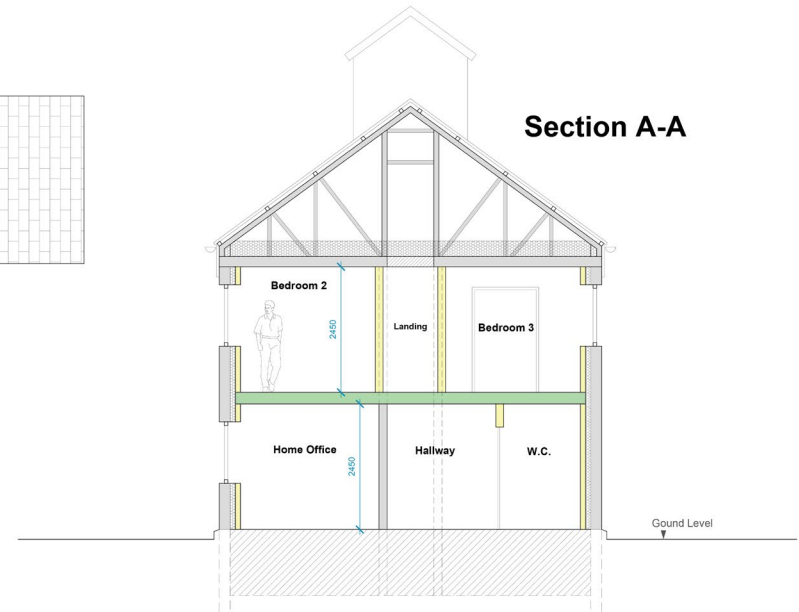
Fully glazed sliding doors

First Floor Plan

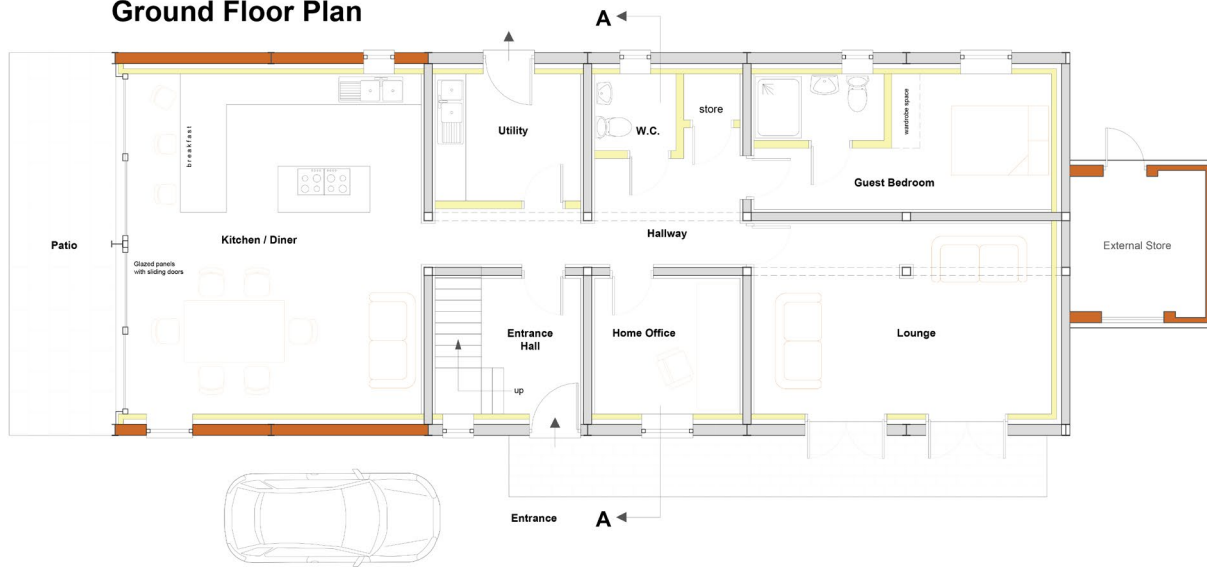


Gross Internal Floor Area = 194sqM
(External Store not included)

Section A-A



Ground Floor Plan



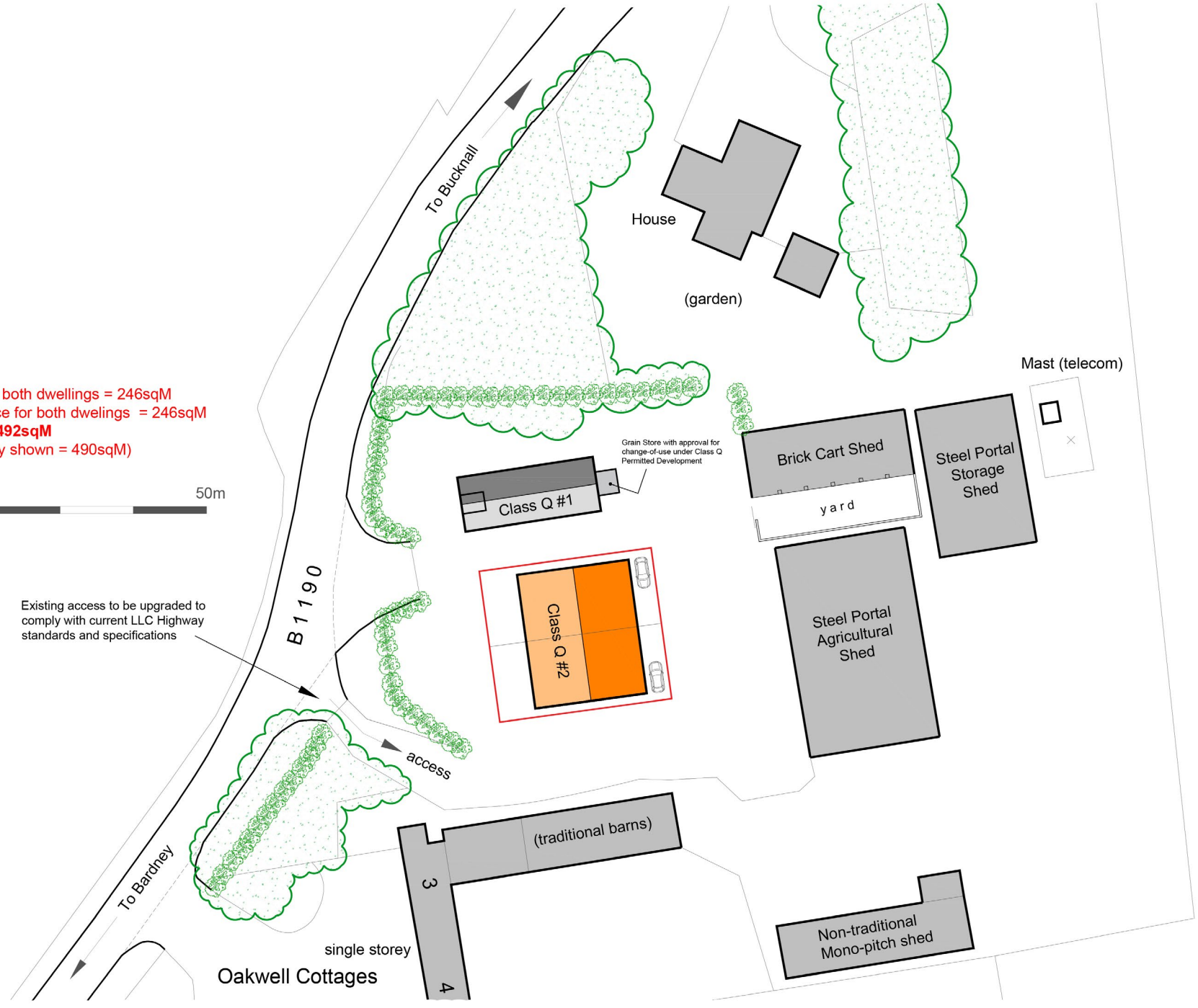
Existing Plant Room is not included at part of this Class Q application however, it is proposed to retain it for External Storage



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

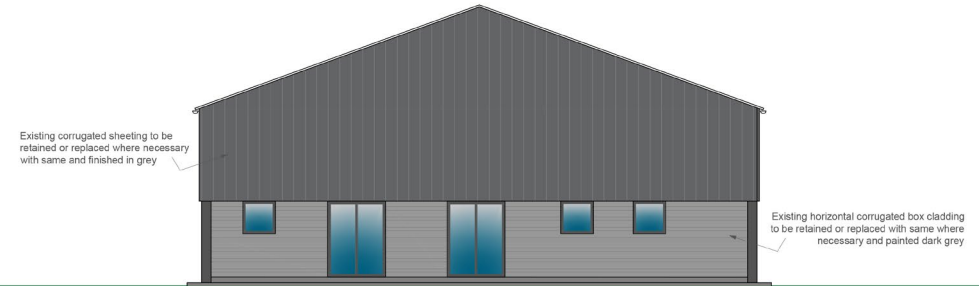


Existing access to be upgraded to comply with current LLC Highway standards and specifications





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.

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.

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.

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.

Viewing Procedure

The land may be viewed on foot during daylight hours.

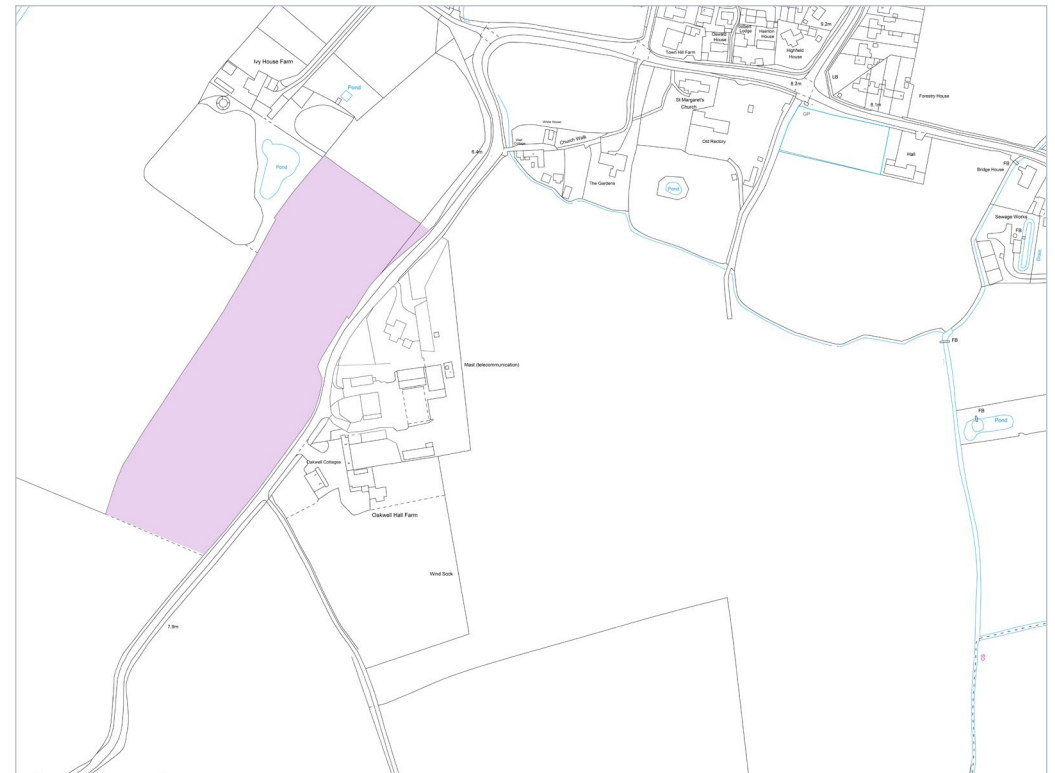
Directions - LN10 5DT

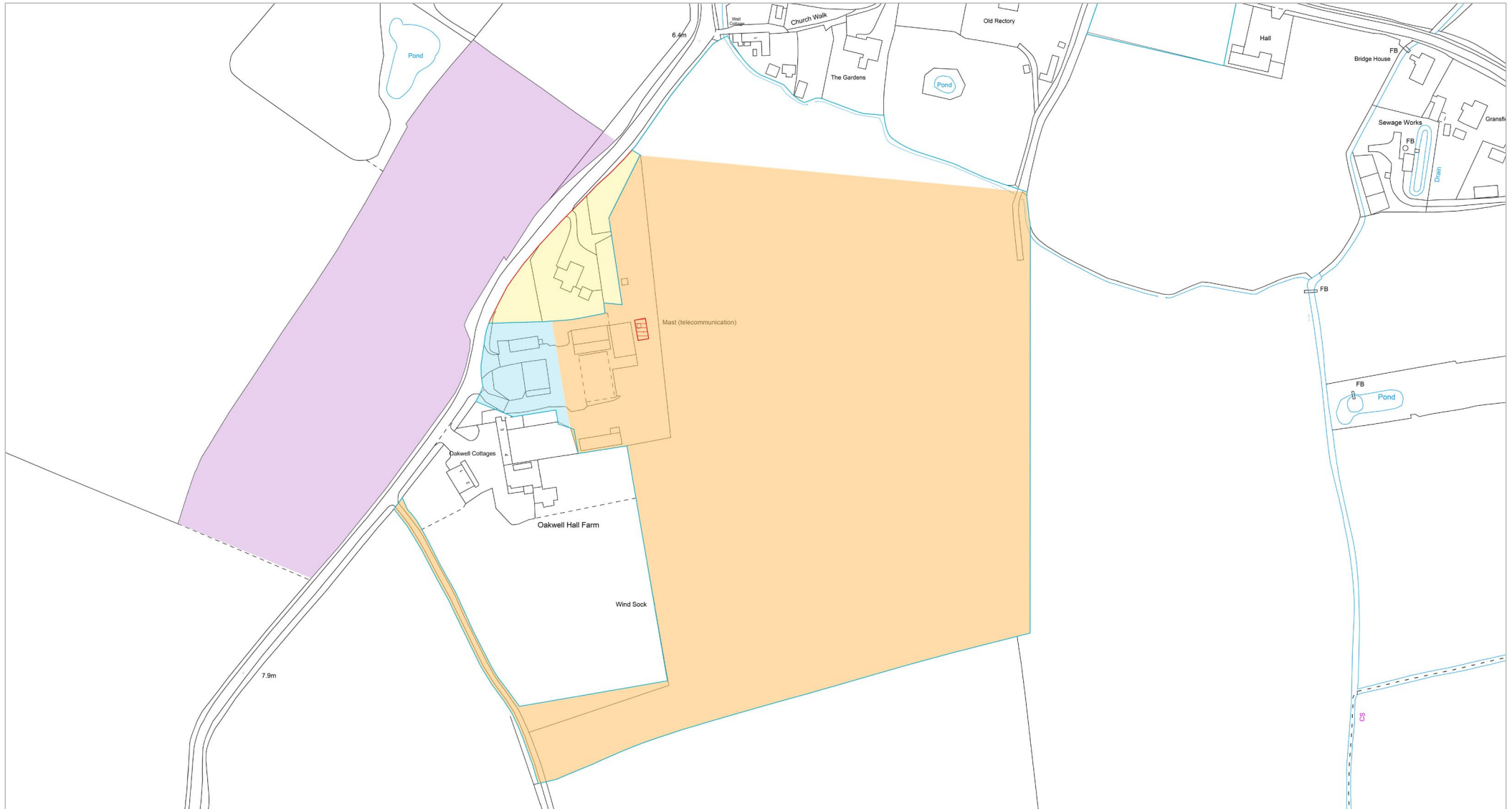
From Bardney follow the Horncastle Road B1190 and the land can be found on the right hand side as you enter the hamlet of Bucknall.

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

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

BROWN & CO

Property and Business Consultants