



For Sale by Private Treaty

Wellsyke Farm – 103.40ha (255.50ac)

Kirkby-on-Bain, Woodhall Spa, LN10 6YU

BELL



Wellsyke Farm

Wellsyke Lane, Kirkby-on-Bain, Woodhall Spa, LN10 6YU

A ringfenced highly versatile arable farm with large period house in close proximity to the sought after former spa town of Woodhall Spa.

A rare opportunity to acquire a ringfenced residential farm with opportunities arising from:

- the versatile land with reservoir,
- Farmhouse, detached cottage, and pair of semi-detached cottages
- two ranges of brick and other farm buildings suitable for alternative uses,
- possibilities linked to the thriving leisure industry in Woodhall Spa.
- Potential for environmental enhancement with the farm bordering ancient woodland and Lincolnshire Wildlife Trust's Moor Farm SSSI.

Available as a whole or in two lots with vacant possession (save for the cottages and minor commercial letting)

The Whole 103.40 Ha 255.50 Ac £3,430,000

Lot 1 –
Main Farm 95.28 Ha 235.45 Ac £3,250,000

Lot 2 – West
of Wellsyke Ln 8.11 Ha 20.05 Ac £180,000

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Location

Wellsyke Farm lies between the historic spa village of Woodhall Spa and Kirkby-on-Bain in central Lincolnshire. The town of Horncastle is 5 miles to the north east.

LN10 6YU | [///blackbird.hunches.hears](http://blackbird.hunches.hears)

Approx. distance to:

Lincoln – 21 miles

Metheringham Railway Station – 10 miles

Grantham Railway Station – 34 miles

Humberside Airport – 30 miles

Woodhall Spa

Located on the edge of Woodhall Spa with its thriving leisure industry, the farm benefits from the top-class golf, boutique shopping and scenic woodland trails. There is easy access to Lincoln and the coast. Families benefit from strong schools including St. Hughs Independent School and the local grammar schools, while retirees and professionals enjoy the relaxed pace of life, excellent leisure facilities and easy transport links.

The Farm

Wellsyke Farm extends to 255.50 acres in a ringfence with the large period farmhouse located centrally near a small yard with brick and portal framed buildings and a pair of semi-detached cottages. Clements Farmhouse is a further cottage with brick farm buildings and a grass paddock.

The versatile land surrounds the above in good sized fields of mainly free draining sandy land. The land benefits from the reservoir and easy access from the central tracks.

The Laughton family have spent the last fifty years at the farm; firstly, attracted by the lighter land for outdoor pigs, then digging the reservoir, marling the land and growing a variety of crops including mustard, horseradish, potatoes, and leeks. The house has been the centre of a happy family home.

LOT 1 – Main Farm

Wellsyke Farmhouse

Wellsyke Farmhouse is a brick and slate period house that was extended and 'gentrified' in around the 1920s when it was known as Kirkby House. It is a large house overlooking sheltered gardens that lie to the south and lead down to a pond.

The house is ready for a new owner to renovate and add their stamp to enjoy the setting and charm. The Agents are able to share details of structural surveys and expected works.

A large family property with accommodation on the ground floor including; kitchen/diner, three reception rooms, snooker room, conservatory, boot rooms, utilities and pantry and office. On the first floor; 8 bedrooms, two smaller rooms, and family bathroom and separate WC.

The farmhouse internal floor extends to approximately 411 sqm (4425 sqft). EPC G expires September 2035.

There is a large garden around 2.5 acres which has a southerly aspect is predominantly down to lawn surrounded by established trees which provide privacy from the main yard. There are some brick outbuildings to the rear.

Wellsyke Farm Yard

On the opposite side of the drive to the house lies the farm yard with a range of brick and pan-tile buildings that have been altered over the years to form workshop, garaging, stabling, and farm storage. They connect in a L-shape with an external floor area of approximately 268 sqm (2,890 sqft).

Behind these lies an open fronted general purpose store with concrete and timber frame, cement fibre cladding, and concrete floor. Measuring 232 sqm (84 ft x 30ft)

A machinery shed is located further east. This is steel portal framed with asbestos cement and cement fibre cladding to three sides and earth floor. Measuring 267sqm (80ft x 36ft)



Semi-Detached Welsyke Farm Cottages

Beyond the farmhouse and main yard lies two semi-detached farm cottages, each with two bedrooms, a kitchen, sitting room and bathroom. Each cottage also has a garden which provide extensive views of neighbouring fields and Welsyke Wood and outbuildings. The internal floor area of each cottage is approximately 74 sqm (798 sqft).

1 Welsyke Cottage_EPC E45

2 Welsyke Cottage EPC E53



Clements Farmhouse and Outbuildings

Following the drive south, you arrive at Clements Farm with yellow brick and slate house and a brick and tile range of former farm buildings in its own mature setting overlooking the grass paddock and arable fields.

The period house includes kitchen, utility, downstairs shower room, three reception rooms including one with its own well (now concreted over) and on the first floor; four bedrooms and bathroom. The house has been let on an assured shorthold tenancy to long standing tenants.

EPC F31 and on exemption register.

Clements farm buildings are brick and pantile and include domestic stores, a builder's store (let on a commercial lease) and two storey granary. These have an external floor area of around 268 sqm (2885 sqft). There is also a small steel shed behind.

There is a private internet mast that is due to be removed.

Arable Farmland and Grassland

The arable land within lot 1 extends to 88.6 ha (219 acres). These arable fields surround the aforementioned dwellings and yards in a ring fence between Welsyke Lane and Kirkby Lane (The one field west of Welsyke Lane is Lot 2). The majority of the fields are the versatile sandy loamy soils with suitable underdrainage with the fields closest Kirkby-on -Bain being loams over clay.

There is a 2 ha (5 ac) permanent grass field close to Clements Farmhouse that has been grazed by sheep and has an old pond (known as the moat but likely to be a decoy pond) and trees on one side. There is a mains water trough, fencing. The shelter will be removed.

Reservoir

There is a reservoir located centrally that was built in early 1980s and extends to around 1.3 acres of water with a capacity believed to have been around 20,000 cubic metres. It is filled naturally from strategically located land drains.

Since construction and when in use the reservoir has been refilled via the land drains and there was not the need to use the Horncastle Canal. There is no longer an abstraction licence after the vendor revoked a previous licence that allowed for filling from the Horncastle Canal.

To abstract from the reservoir the purchaser will need to apply for a new licence and this could permit filling from the land drains and/or the Horncastle Canal. Both are subject to application to the EA and the latter would require consent from the neighbours for access to the Horncastle Canal. The Agents are in the process making pre-application and can provide further details.

LOT 2 – Wellsyke Lane Field

There is a 8.1 ha (20.0 ac) field on the west of Wellsyke Lane. This is an arable field with road frontage close to Woodhall Spa and adjoining the Lincolnshire Wildlife Trust's Moor Farm Nature Reserve.

There is potential for environmental projects, biodiversity net gain, amenity or leisure uses subject to consents.

GENERAL REMARKS

Access

The farm (Lot 1) has access direct from Wellsyke Lane or from Kirkby Lane and there is a private drive running between the two and providing access to the dwellings, yards and fields. This drive is also accessed by right of way for Bluebell House a third party's dwelling but this should cease in due course when they have their own drive.

Lot 2 has direct access from Wellsyke Lane.

Services

There is mains electric to the dwellings and yard with each dwelling having separate meters. There are overhead lines providing prospect for further supply.

There is a mains water supply from Rimes Lane which crosses the farm and supplies all the dwellings and

yards. This also supplies Bluebell House who pay the supplier from a sub meter but this should cease in due course. Part of the supply has recently been re-laid.

Drainage is to septic tanks with one for Wellsyke Farm house, a joint one for Wellsyke Cottages and one for Clements Farmhouse.

There are no services to Lot 2.

Title

The land is registered as LL374245, LL325505, LL215629, and LL66870.

Tenure

Wellsyke Farm sold with vacant possession on completion except for:

- 1 Wellsyke Cottage – subject to an Assured Shorthold Tenancy at a rent of £700 pcm since 15th March 2025
- 2 Wellsyke Cottage – vacant but to be relet on an Assured Shorthold Tenancy.
- Clements Farmhouse - subject to an Assured Shorthold Tenancy at a rent of £525 pcm since 16th March 2009.
- Clements Farm Buildings – about 90 sqm is let on a commercial lease to a local builder for £946 p.a. paid quarterly. Part let with the farmhouse.
- Clements Paddock (5 acres) – subject to a grazing licence until 31st December 2025 with rent retained by the vendor
- Field 5531 and 1411 (17.90ha) – subject to a cropping licence for leeks with fee retained by the vendor.

The Land

The land (both Arable and Permanent Grassland is Grade III on the MAFF Land Classification and is shown on the Soil Survey for England as:

Blackwood: Glaciofluvial drift, deep permeable sandy and coarse loamy soils. Groundwater is usually controlled by ditches. Suited for cereals, maize, potatoes and field vegetables.

And on a narrow strip nearest Kirkby-on-Bain, Beccles 1; chalky till, slowly permeable seasonally waterlogged fine loamy over clayey soils, associated with similar clayey soils. Suited to mainly cereals.

Rural Payments and Environmental Schemes

The land is registered with the Rural Payments Agency There are no environmental schemes in place but there is potential for any new schemes.

Planning

The property is located within East Lindsey District Council and lies in open countryside close to local towns and villages such as Horncastle, Woodhall Spa and Kirkby-on-Bain.

No areas on the property are shown to be included in Flood Zones 2&3. Small pockets of the land, however, are subject to surface water flood risks.

There is no recent planning history.

The two yards offer potential for alternative uses and conversion to dwellings with use of permitted development or subject to planning.

Environmental Potential

There is potential to investigate environmental schemes and projects with specific interest given the adjoining SSSI and Ancient Woodland.

Designations

The farm is in a Nitrate Vulnerable Zone but there are no other designations to our knowledge. The farm borders an Ancient Woodland (Wellsyke Wood) and Lot 2 adjoins the Moor Farm SSSI.

Outgoings

This property only has a few acres in the Witham Third District Internal Drainage Board area. There are payments for this and the General Drainage Rates to the Environment Agency. These will be apportioned appropriately.

Council Tax Bands are:

Wellsyke Farmhouse – Band F

1 and 2 Wellsyke Cottages – Band A

Clements Farmhouse – Band C

Public Rights of Way

The property only has a public footpath along a small section of the easternmost boundary.

Rights of Way, Easements & Wayleaves

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements, and all wayleaves whether referred to in these particulars or not. There are electrical wayleaves crossing the land.

Tenant Right & Dilapidations

There will be no claim for tenant right or dilapidations.

Sporting, Timber & Mineral Rights

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

Viewing

Viewing is strictly by prior appointment with the Agents.

Parties viewing should note this is a working farm and they are responsible for their own safety and accordingly view at their own risk.

Method of Sale

The land is offered for sale by private treaty as a whole or in two lots.

Anti-Money Laundering

Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

These particulars were prepared in October 2025.



CROPPING SCHEDULE

<i>Description</i>		<i>Area (ha)</i>	<i>Area (ac)</i>	<i>Harvest 2021</i>	<i>Harvest 2022</i>	<i>Harvest 2023</i>	<i>Harvest 2024</i>	<i>Harvest 2025</i>
LOT 1	Wellsyke House	1.000	2.47					
	1 & 2 Wellsyke Cottages	0.149	0.37					
	Wellsyke Farmyard	0.477	1.18					
	Reservoir	0.712	1.76					
	TF2263 9050	9.037	22.33	S Beans	S Wheat	Leeks	Potatoes	Maize
	TF2263 9466	6.544	16.17	S Beans	S Wheat	Leeks	Potatoes	Maize
	TF2363 0987	10.407	25.72	S Wheat	Leeks	S Wheat	W Barley	Potatoes
	TF2363 4290	9.770	24.14	S Wheat	Potatoes	S Beans	Leeks	Maize
	TF2363 3364	4.566	11.28	S Wheat	Potatoes	S Beans	Leeks	Maize
	TF2363 5531a	4.565	11.28	S Wheat	Leeks	S Wheat	W Barley	Potatoes
	TF2363 5531b	14.241	35.19	Maize	Maize	Maize	Maize	W Wheat
	TF2363 7712	3.829	9.46	Maize	Maize	Maize	Maize	W.Wheat
	Clements House	0.147	0.36					
	Clements Farmyard	0.174	0.43					
	TF2363 3616	2.057	5.08					
	TF2362 2898a	5.316	13.14	Leeks	S Wheat	Potatoes	Maize	W Wheat
	TF2362 2898b	4.806	11.88	Maize	Maize	Maize	Maize	Leeks
	TF2363 1411	12.546	31.00	Leeks	S Wheat	Potatoes	Maize	Leeks
	TF2363 1030	3.012	7.44	S Wheat	Leeks	S Wheat	W Barley	S Barley
	Drive and Tracks	1.023	2.53					
	Woodland and Ponds	0.905	2.24					
TOTAL LOT 1		95.284	235.45					
LOT 2	TF2263 8.114	8.114	20.05	Maize	Maize	Maize	Maize	Maize
TOTAL		103.398	255.50					



DISCLAIMER

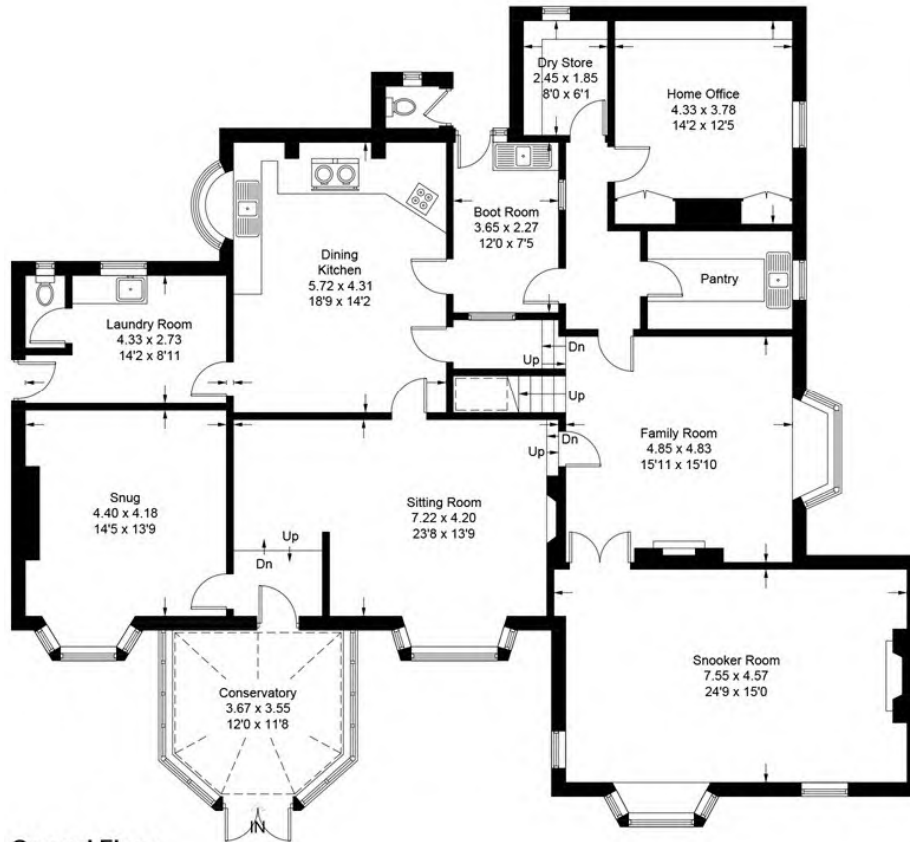
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Wellsyke Farmhouse

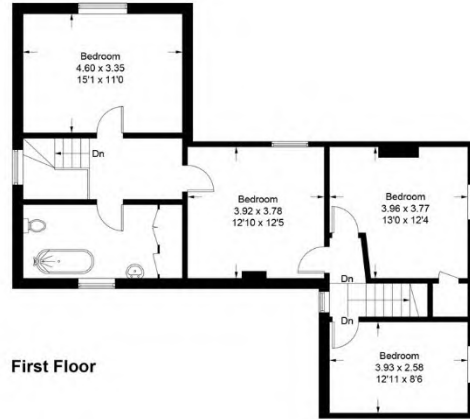
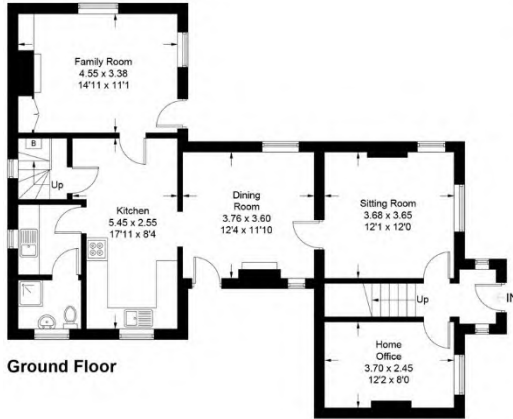
Approximate Gross Internal Area
Ground Floor = 213.1 sq m / 2294 sq ft
First Floor = 198.0 sq m / 2131 sq ft
External WC = 1.1 sq m / 12 sq ft
Total = 412.2 sq m / 4437 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

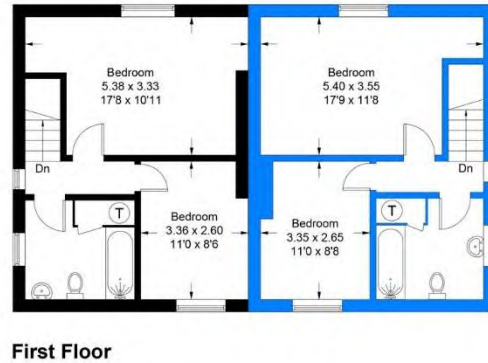
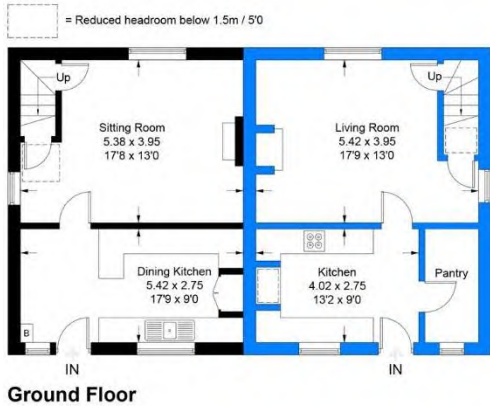
Clements Farmhouse

Approximate Gross Internal Area
 Ground Floor = 85.3 sq m / 918 sq ft
 First Floor = 80.1 sq m / 862 sq ft
 Total = 165.4 sq m / 1780 sq ft



1 & 2 Wellsyke Farm Cottages

Approximate Gross Internal Area
 Total = 148.2 sq m / 1595 sq ft



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