



For Sale by Private Treaty

Homelands Farm – 68 Acres

Croft Lane, Croft, PE24 4SJ

BELL





Homelands Farm

Croft Lane, Croft, PE24 4SJ

27.5 Hectares (68 Acres)

A rare opportunity to acquire a small ringfenced farm in Lincolnshire. Homelands Farm amounts to 68ac and comprises a residential property, organic grassland and woodland, riding arena, paddocks, concreted yard and a good range of buildings, located near Burgh le Marsh.

**Available as a whole with vacant possession
(Asking Price - £1,250,000)**

The Farmhouse has an oil-fed boiler, a Rayburn and a contingent of solar panels powering the house, along with mains electricity. The house and yard has mains water and electric supply. The property has road frontage. The house is detached and equivalent size of a 4-bedroom property.

The yard is entirely concreted, and there is a range of outbuildings. The buildings have been used for horse livery and housing cattle in the past, with potential for renewal. There are also red brick outbuildings, with potential for development using Class Q for conversion to dwellings.

Robert Bell & Company, Horncastle
F.A.O. Jessica Spurrier or George Harrison
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Location

The farm lies on Croft Lane, 2 miles south of the village of Burgh le Marsh close to the Lincolnshire Coastline. The property is only 5 miles west of Skegness. It is easily accessed from the A158 turning out of Burgh le Marsh towards Croft.

Approx. distance to:

Skegness – 5 miles

Horncastle – 20 miles

The Farmhouse

Homelands boasts a farmhouse, extended and modernised over time and recently reconfigured. With the addition of a versatile orangery, facing South-West to enjoy the afternoon and evening sunshine, the property offers flexibility; suiting a range of requirements. A spacious family home, the gross internal floor area is over 2,000 sq ft.

Accessed through the **Orangery** to the rear, the ground floor continues with **Dining Kitchen**, central **Hallway**, **Sitting Room**, **Conservatory** and **Bedroom** with adjacent **Bathroom**.

The property could easily provide four-bedrooms, although currently it is configured as two apartments. The first floor provides a full complement of accommodation: comprising former **Master Bedroom**, now **Dining Kitchen**, with a beautiful **Terrace** accessed through French doors; **Bedroom/Snug**, **Bedroom** and **Bath & Shower Room**.

ENERGY PERFORMANCE RATING: C

East Lindsey District Council – Tax band: C

Services

The residential property has an oil-fed boiler, and a contingent of solar panels powering the house, along with mains electricity. The house and yard has mains water and electric supply. The property has road frontage.

The Yard – 0.94 Acres

The yard is entirely concreted, and there is a range of outbuildings currently used for hay storage, large workshop, and machinery storage in two co-joined sheds of approx. 450sqm and approx. 395sqm respectively.

The northern-most building is currently used for hay storage and is 30m x 18m approx. including the newer extension to the west.

To the south of this are the workshops, machinery storage building and redbrick outbuildings. These all lead into each other.

The red brick outbuilding is approx. 16m x 6m and has potential for development as a Class Q conversion to dwellings.

The more modern machinery and livery type buildings are approximately 25m x 30m together.

There are further smaller structures in the yard and garden used for domestic purposes.

Changes of use or new buildings could be possible, subject to permitted development and planning permission.

Arena

A 40x40m arena which is fenced, drained and well surfaced.

Woodland – 11.29 Acres

Amenity woodland located on the western edge of the holding. This provides a secluded spot for wildlife and has been used for off-grid camping.

Grassland – 53 Acres

Grade III organic grassland in four straightforward fields accessed from a farm track through the yard off Croft Lane. The land is fenced and hedged. There are also paddocks off the yard.

GENERAL REMARKS

The Land

The land is Grade III on the MAFF Land Classification and is shown on the Soil Survey for England as:

Wallasea 2; Marine Alluvium. Deep Stoneless clayey soils, calcareous in places. Flat land with complex soil pattern, Groundwater controlled by ditches and pumps. Suitable for winter cereals and some sugar beet, potatoes, cereals and field vegetables.

CROPPING

Past cropping:

The land has been grassland for the past 22 years and certified as Organic for the past 3 years.

SCHEDULE

Based on Rural Land Registry

| Field Number | Type | ha | ac |
|--------------|-----------|-------------|-------------|
| | Farmhouse | 0.96 | 2.34 |
| | Yard | 0.38 | 0.94 |
| | Arena | 0.16 | 0.4 |
| TF4962 4444 | Woodland | 4.57 | 11.29 |
| TF4962 5544 | P. Grass | 4.61 | 11.39 |
| TF4962 7150 | P. Grass | 5.61 | 13.86 |
| TF4962 9842 | P. Grass | 5.31 | 13.12 |
| TF4962 9657 | P. Grass | 4.43 | 10.95 |
| TF5062 0866 | P. Grass | 0.87 | 2.15 |
| TF5062 1872 | P. Grass | 0.63 | 1.56 |
| | Old yard | 0.06 | 0.15 |
| TOTAL | | 27.6 | 68.1 |

| Land Registry | | ha | ac |
|---------------|---------------|-------------|-------------|
| Title number | Type | | |
| LL197894 | Land and Yard | 27.5 | 67.9 |
| LL230286 | House | 0.09 | 0.21 |
| TOTAL | | 27.6 | 68.1 |

ACCESS

The property and yard has road frontage to Croft Lane and a private track running down to the yard and other land. All access is owned.

SERVICES

The yard has mains water, which is on the same meter as the house. Electricity to the house and yard shares a meter. Drainage for the house is to a septic tank with soakaway.

RURAL PAYMENTS

The land is registered for the Basic Payment Scheme and Delinked Payments are not included. There is an existing environmental scheme on the land which will need to be continued or ended with RPA consent. Further detail is available from the agent.

DRAINAGE

There are appropriate drainage schemes on the land. Plans are available from the agent upon request.

OUTGOINGS

The land lies within the Lindsey Marsh Drainage Board. Drainage rates are payable. These will be apportioned appropriately.

TITLE AND TENURE

The land is registered as LL197894. The residential property is registered as LL230286.

The farmland, farmhouse and yard are sold freehold subject to vacant possession on date to be agreed.

HOLDOVER

The land is sold with vacant possession and there is no requirement for holdover.

TENANTRIGHT & DILAPIDATIONS

There will be no claim for tenantry or dilapidations.

PLANNING

The property is located within East Lindsey District Council. Some of the buildings have previously been used as a commercial horse livery yard, with potential for renewal. The red brick outbuilding also has potential for development as a Class Q conversion to dwellings, using permitted development rights (subject to planning).

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.

SPORTING, TIMBER AND 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.

ANTI-MONEY LAUNDERING

Before any offer/tender 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.

AGENT

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These particulars were prepared in February 2025

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.

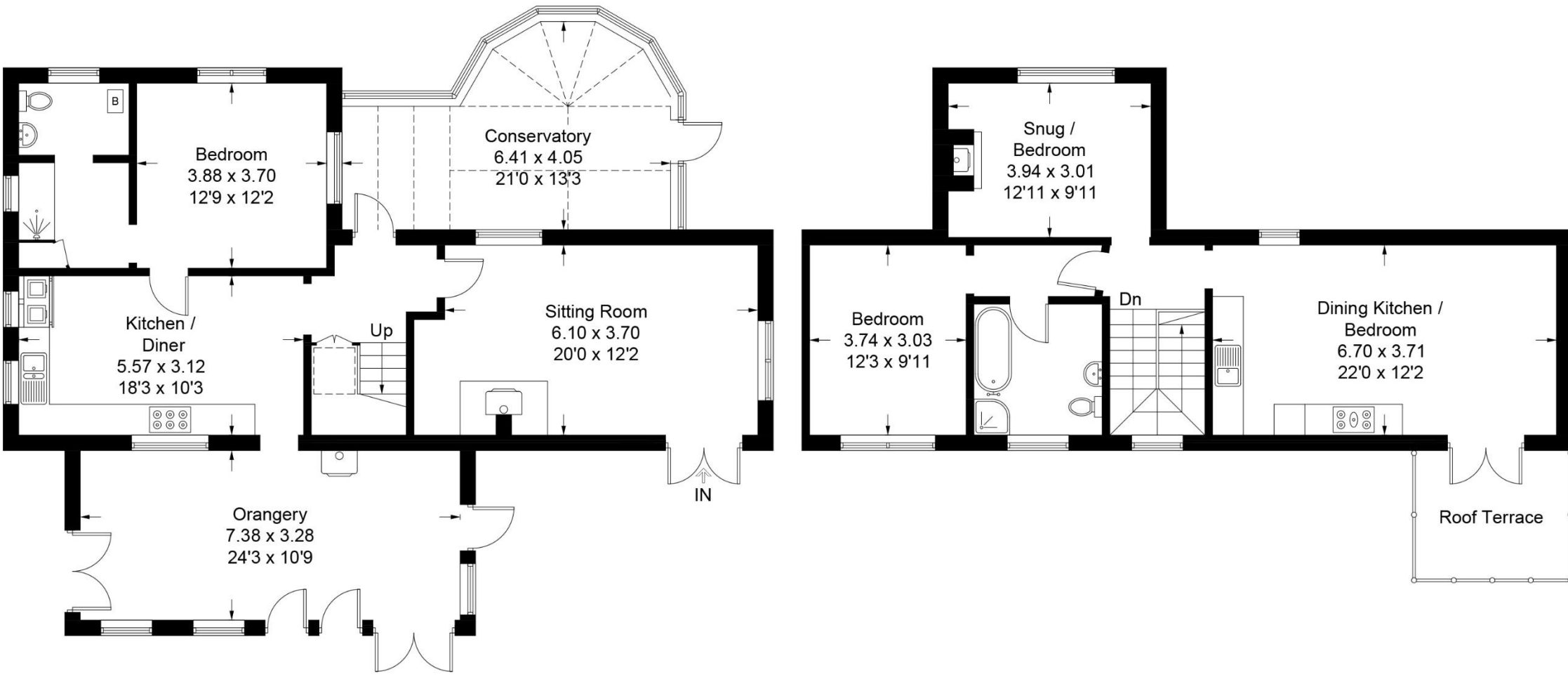




Homelands Farm



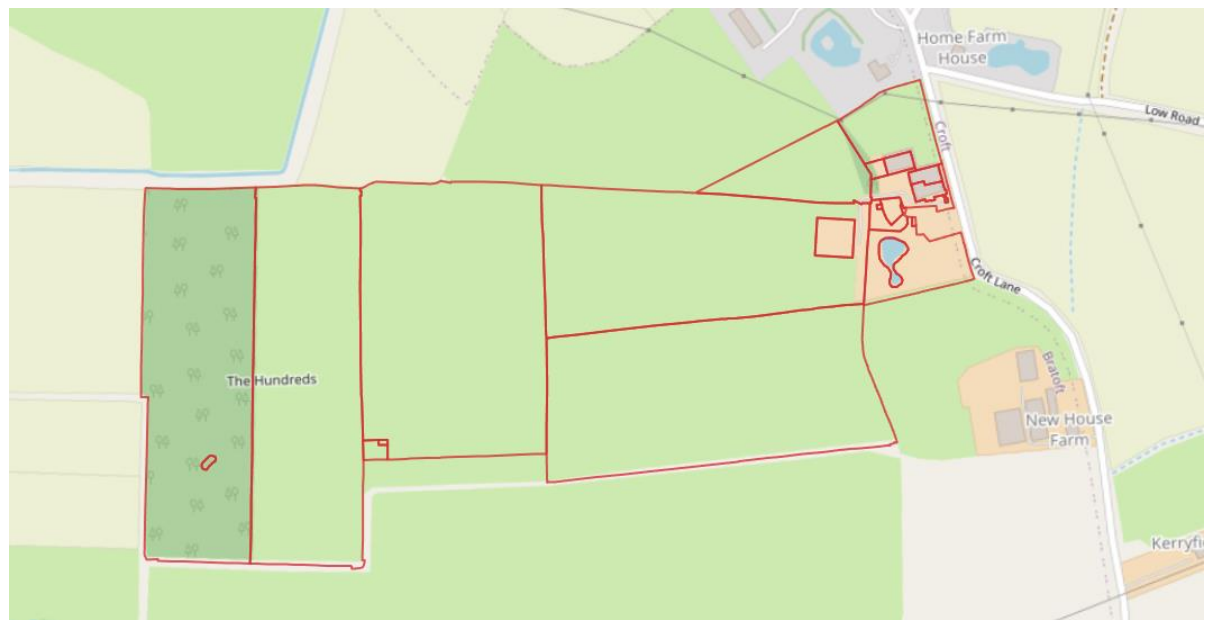
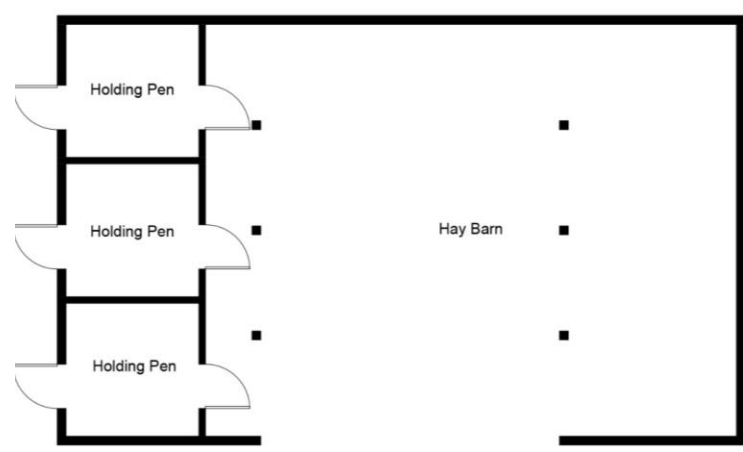
Approximate Gross Internal Area = 189.7 sq m / 2042 sq ft



Ground Floor

First Floor

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.



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