



Crossing Farm, Main Street, TRUSTHORPE

92.41 Acres in Total - *For Sale by Informal Tender in 5 Lots*

SINCE 1842
Willsons
PROPERTY PROFESSIONALS

Crossing Farm

Main Street, Trusthorpe
Lincolnshire
LN12 2QE

“AGENT’S COMMENTS”

Crossing Farm is a delightful farm extending to 92.41 acres (or thereabouts) of arable and pasture land and includes a detached bungalow together with farmyard and buildings.

The bungalow is a spacious 4 bedroom detached property with double garage and numerous outbuildings. The adjoining farmyard has a mixture of traditional and more modern buildings some of which may have potential for conversion to residential use.

Parts of the farmland could also have potential for tourism use. (Any change of use would be subject to planning permission being obtained)

Crossing Farm is being offered for sale by Informal Tender:

**Lot 1 – Crossing Farm Bungalow, Farmyard, Buildings
& Pasture Land (19.07 Acres) - Guide Price: £650,000**

Lot 2 – 39.08 Acres of Arable Land - Guide Price: £265,000

Lot 3 – 13.07 Acres of Arable Land - Guide Price: £90,000

Lot 4 – 6.86 Acres of Pasture Land - Guide Price: £50,000

Lot 5 – 14.33 Acres of Arable Land - Guide Price: £100,000

Whole – Crossing Farm (92.41 Acres) - Guide Price: £1,155,000

Closing Date for Tenders: 12 noon, Wednesday, 4th August, 2021



LOT 1

CROSSING FARM BUNGALOW, FARMYARD, BUILDINGS & PERMANENT PASTURE LAND (edged blue on the plan)

DESCRIPTION

Lot 1 totals 19.07 acres (or thereabouts) and comprises Crossing Farm bungalow with generous sized gardens and numerous domestic outbuildings. Immediately adjoining the property is the farmyard which includes a mixture of traditional and more modern buildings together with 16.14 acres of pasture land (or thereabouts).

CROSSING FARM BUNGALOW

ACCOMMODATION: Access is gained via a glazed entrance door leading into the:-

ENTRANCE HALL

With 2 radiators, central heating thermostat, loft access, airing cupboard.

LOUNGE

13'10" x 13'10" (4.24m x 4.24m) max into chimney recess. With radiator, 3 wall light points, TV point, tiled fireplace with open fire, Upvc double glazed window to front. Glazed doors to:-

CONSERVATORY

13'7" x 13'2" max (4.15m x 4.03m) With ceiling light and fan, radiator, Dimplex electric panel heater, 2 wall light points, Upvc double glazed windows and doors to garden.

BEDROOM 4/OFFICE

10'5" x 9'2" (3.18m x 2.8m) With telephone point, radiator, Upvc double glazed window.

UTILITY ROOM

7'4" x 10'5" (2.25m x 3.2m) With return worksurface, stainless steel single drainer sink unit with mixer tap, wall and base units, radiator, space and plumbing for washing machine, part tiled walls, internal window.

DINING KITCHEN

19'10" x 10'5" (6.05m x 3.18m) With range of wall and base units including display cupboard, integrated fridge, return worksurface with inset hob and cooker hood over, Neff double oven, stainless steel double drainer sink with mixer tap, Worcester gas fired central heating boiler and controls, Smeg heat plate, telephone point, radiator, Upvc double glazed window to rear, part tiled walls.

ENTRANCE PORCH

11'6" x 6'4" (3.53m x 1.95m) With tiled floor, thermostat controlled radiator, worksurface and base units, Upvc double glazed windows and door.

WC 6'5" x 2'11" (1.96m x 0.9m) With tiled floor, pedestal wash hand basin, wc, radiator, Upvc double glazed window.

BEDROOM 1

15'11" x 10'4" (4.86m x 3.17m) With 2 radiators, Upvc double glazed window to front and side, TV point, wall light point.

BEDROOM 2

14'4" x 10'4" (4.39m x 3.17m) With radiator, 2 wall light points, Upvc double glazed window to front.

BEDROOM 3

10'5" x 10'5" (3.18m x 3.18m) With radiator, Upvc double glazed window to side.

BATHROOM

10'4" x 7'9" (3.17m x 2.38m) Comprising panelled bath with shower taps, separate shower cubicle, wc, vanity wash hand basin, radiator, Upvc double glazed window, tiled walls and floor, ceiling spotlights, towel rail radiator.

OUTSIDE:-

DOUBLE GARAGE (5.6m x 5.2m) Of brick construction with 2 electric roller doors.

GREENHOUSE 14'6" x 8'6" (4.4m x 2.6m)

POTTING SHED (4m x 3m) Mains electricity connected.

SINGLE GARAGE (3.55m x 5.5m) Metal 'up and over door', together with a lean-to extension (2.9m x 5.1m) with mains electricity connected.

SERVICES:

We understand that mains water, electricity and drainage are connected to the property which has the benefit of an oil fuelled central heating system.

COUNCIL TAX: The property is Council Tax Band 'C'.

ENERGY PERFORMANCE CERTIFICATE:

The property has an energy rating of E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 7600-3509-0022-2024-3593.

FARMYARD & BUILDINGS

With access via a bridge from Main Street over Trusthorpe Main Drain leading into the yard with the residential property lying to the side.

TRADITIONAL BRICK BARN & RANGE:

An attractive **Traditional Brick Built Barn** beneath a hipped slate roof being a former granary building forming a 'U' shaped former crew yard comprising:

Barn 5.15m x 9.21m mezzanine floor over part, concrete floor. **Middle Store** 5.05m x 2.75m concrete floor. **End Store** 5.11m x 4.33 concrete floor, outside **WC**.

3 Bay Open Fronted Lean-to beneath a galvanised iron roof.

Brick (Mono Pitch) Buildings comprising: **Garden Store** 4.98m x 3.99m workbench and shelving, mains electricity, concrete floor. **Garage/Garden Store** 4.98m x 4.07m metal 'up and over' door, dirt floor. At the rear of the yard is a further 3 bay open fronted **Implement Store**.

GENERAL PURPOSE BUILDING:

Crendon concrete frame **General Purpose Building** 24.6m x 23m with lower brick walls beneath corrugated asbestos cladding to the roof and sides.

Mains water and electricity are believed to be connected to the main buildings.

We believe that the property has some development potential, subject to the appropriate planning permission being obtained. The buildings appear to be in a reasonable state of repair with some expenditure being incurred on them in recent years.

16.14 ACRES OF PASTURE LAND (or thereabouts)

DESCRIPTION

This is a single enclosure of permanent pasture (ridge and furrow) which is situated adjacent to Crossing Farm Bungalow and Farmyard and being directly north of Lot 2. Recently, the land was extensively refenced and the boundaries maintained. Mains water is connected from Crossing Farm to a cattle drinking trough directly adjacent to the rear of the farmyard.

The enclosure has direct vehicular access onto Main Street as well as from Crossing Farmyard via the main bridge. If Lots 1 & 2 are purchased separately, the purchaser(s) of Lot 2 will be granted a temporary right of access over the main bridge and through the farmyard of Lot 1 for a 12 month period only in order to allow sufficient time for an alternative access to Lot 2 to be constructed.



LOT 2

39.08 ACRES OF ARABLE LAND (edged green on the plan)

DESCRIPTION

Lot 2 comprises 3 arable enclosures with the majority of the land being directly south of Crossing Farm (Lot 1). There is an internal open water course which is maintained by Lindsey Marsh Drainage Board.

The main access to the land is via a right of way over a bridge which also serves a residential property as detailed on the plan. This access may be restrictive to some modern farm machinery. If not purchased with Lot 1, a new access could be installed directly from Main Street subject to consent from Lindsey Marsh Drainage Board. The purchaser(s) will be granted a temporary right of access over the main bridge leading to Crossing Farm (Lot 1) for a 12 month period only in order to allow sufficient time for the above to occur.

LOT 3

13.07 ACRES OF ARABLE LAND (edged red on the plan)

DESCRIPTION

Lot 3 is a single enclosure of arable land with good road frontage and access onto Main Street and includes a pond which is situated in the western corner of the land.

LOT 4

6.86 ACRES OF PASTURE LAND (edged brown on the plan)

DESCRIPTION

Lot 4 is a single enclosure of permanent pasture with good road frontage and access onto Main Street situated adjacent to Trusthorpe Springs Leisure Park with post and rail fencing. Mains water is connected to a cattle drinking trough.

LOT 5

14.33 ACRES OF ARABLE (edged orange on the plan)

DESCRIPTION

Lot 5 is a single enclosure of arable land with good road frontage and access onto Mile Lane.

GENERAL INFORMATION

LOCATION

Crossing Farm is situated to the north of Sutton on Sea and lies on the western edge of Trusthorpe off the A52. Generally, the farm fronts onto Main Street and 'For Sale' boards will be erected on each Lot to aid with identification.

VIEWING

These particulars constitute a permit to view the land at any reasonable time of day. Some of the land is currently being grazed by cattle and we ask that you take extra caution on these areas and we must insist that no dogs or children enter upon these areas. Please be aware that you enter the land entirely at your own risk and must take care of any growing crops and potential hazards. Neither the vendors nor selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

TENURE & POSSESSION

Crossing Farm is Freehold and is being sold with full vacant possession upon completion. The agricultural land is currently let on an Annual Periodic Farm Business Tenancy but vacant possession is assured for 1st November, 2021.

GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled Grade 3 by the Agricultural Land Classification of England & Wales. The predominant soil type as defined by Soil Survey of England and Wales as Wallasea 2 – Marine alluvium and described as “deep stoneless clay soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern. Ground water controlled by ditches and pumps”. The land is all level lying.

BASIC PAYMENT SCHEME, STEWARDSHIP SCHEMES & NVZ

The land is registered with the Rural Payments Agency and Basic Payment Scheme Entitlements will be made available to the purchaser(s) at Market Value subject to separate negotiation. None of the land is entered into a Natural England Countryside Stewardship Scheme. All the land is within a Nitrate Vulnerable Zone as designated by the Environment Agency.

DRAINAGE & OUTGOINGS

None of the land has the benefit of a modern underdrainage scheme. Land drainage rates are payable to Lindsey Marsh Drainage Board.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Several of the Lots are crossed by overhead electricity cables and poles. Lots 1 & 2 are crossed by public footpaths. Lot 2 is accessed via a shared right of way and crossed by a main utility pipe. We are not aware of any other restrictions, easements, wayleaves or rights of way. The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

BOUNDARIES

All boundaries are well defined being either hedges or open water courses, some of which are maintained by Lindsey Marsh Drainage Board. The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries nor their ownership.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps and although believed to be correct are for guidance and identification purposes only.

VAT

It is not thought that the sale shall attract VAT, however, in the event that any of the property is sold subject to VAT this will be payable in addition to the purchase price.

CROSS COMPLIANCE

The vendor will be responsible for cross compliance up to the date of completion. The purchaser will take over the cross compliance obligations upon completion and will therefore indemnify the vendor for any breach of compliance which results in a penalty or reduction of the vendors payments from the Basic Payment Scheme until the end of the current calendar year.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation, the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

LOCAL AUTHORITIES

Lincolnshire County Council

Newlands, Lincoln LN1 1YW, Tel: 01522 552222.

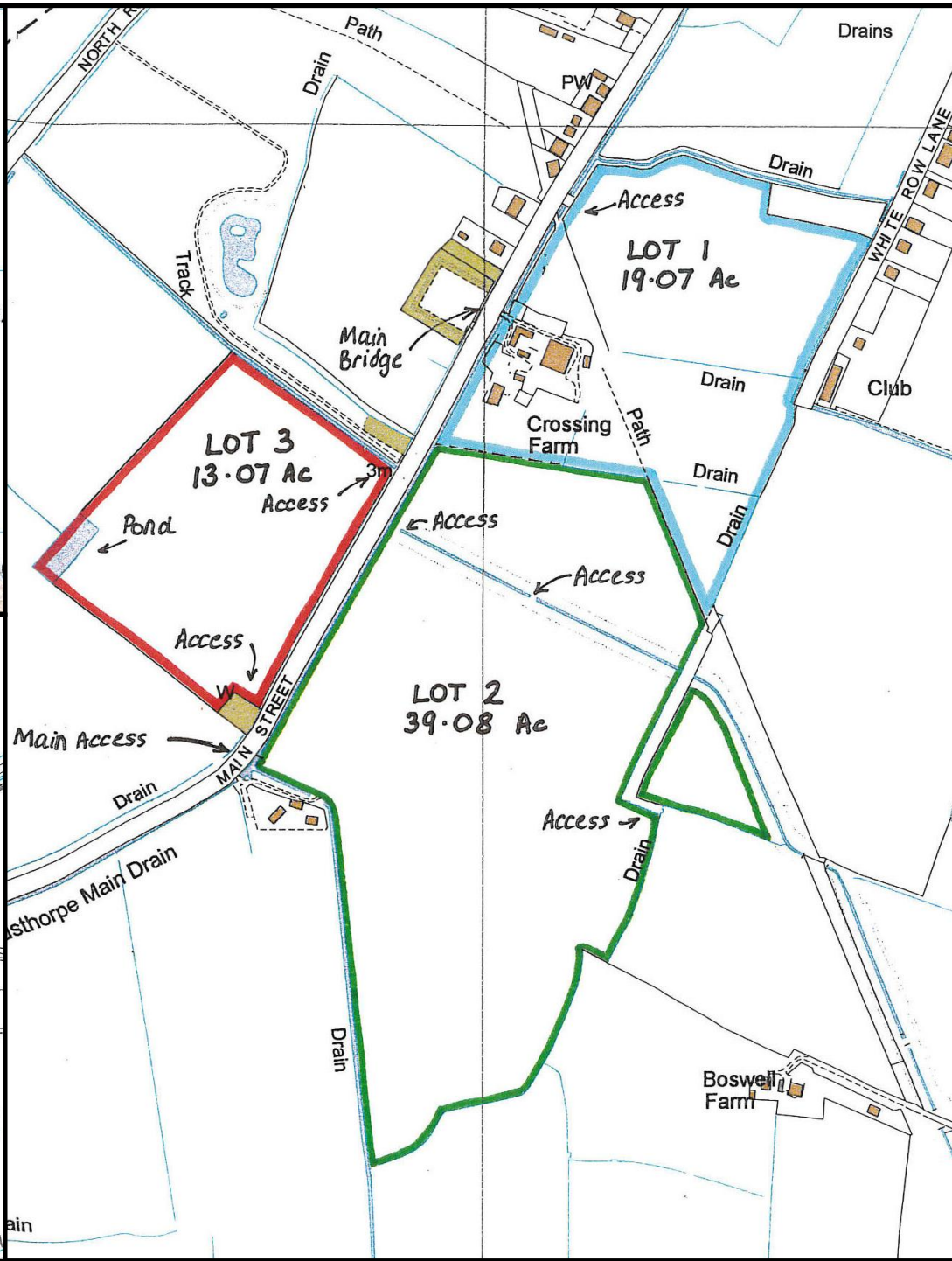
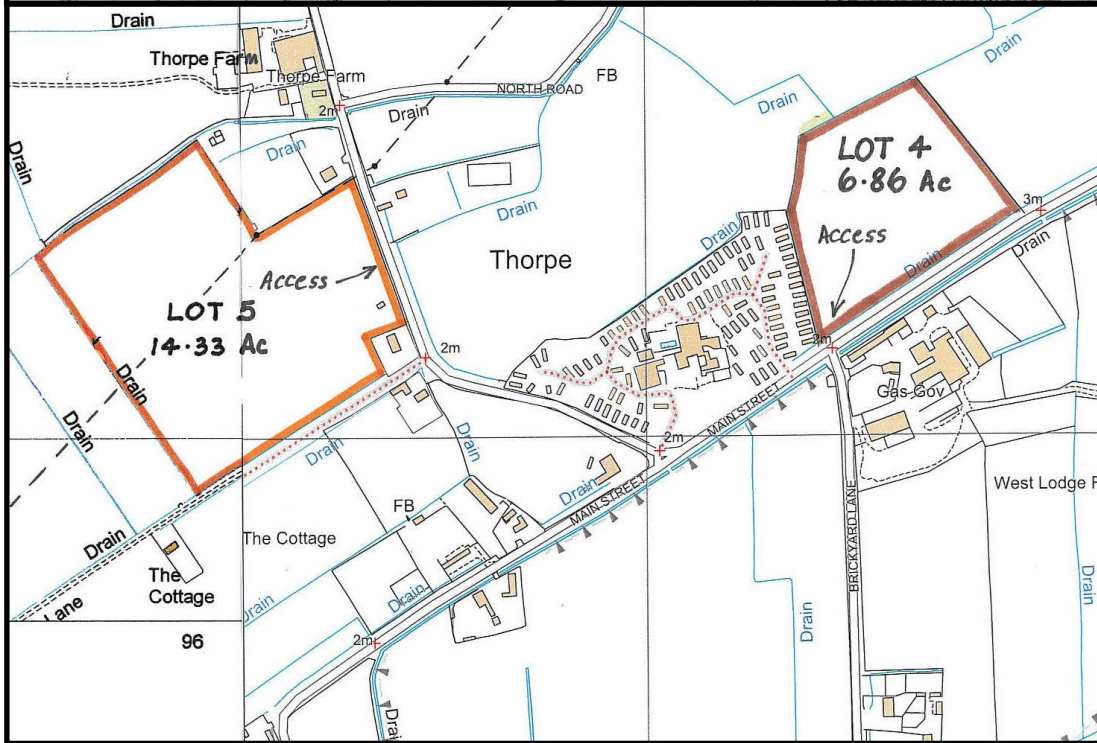
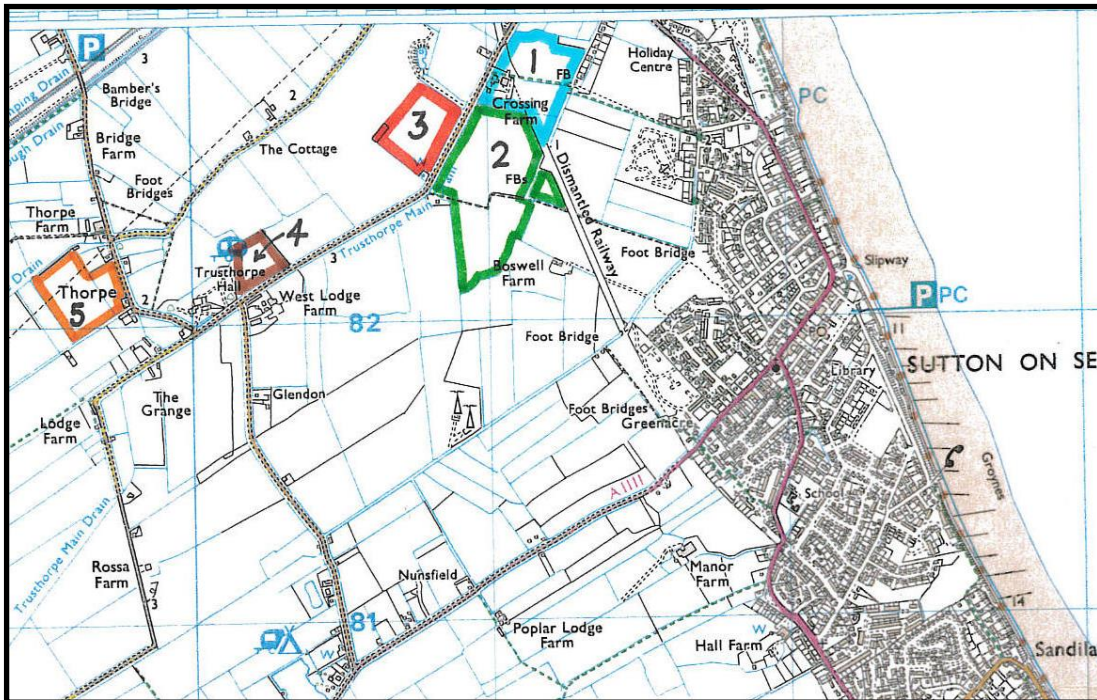
East Lindsey District Council

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP, Tel: 01507 601111.

Lindsey Marsh Drainage Board

Wellington House, Manby Park, Louth, Lincolnshire, LN11 8UU, Tel: 01507 328095.

RPA Parcel ID	Total Area (acres)	Total Area (hectares)	2021	2020	2019
Lot 1					
TF 5182 2080	19.07	7.718	Permanent Pasture	Permanent Pasture	Permanent Pasture
Lot 2					
TF 5182 0864 & 0242	39.08	15.815	Winter Wheat	Spring Barley	Winter Wheat
Lot 3					
TF 5082 7764	13.07	5.289	Winter Wheat	Spring Barley	Winter Wheat
Lot 4					
TF 5082 2120	6.86	2.776	Permanent Pasture	Permanent Pasture	Permanent Pasture
Lot 5					
TF 4982 6412	14.33	5.799	Winter Wheat	Winter Wheat	Oil Seed Rape
Total:	92.41	37.397			





METHOD OF SALE

The property is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form in a sealed envelope marked 'Crossing Farm' in the top left hand corner to the agents:-

Willsons, 16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG

or by email to j.boulton@willsons-property.co.uk, subject 'Crossing Farm Tender'

To arrive no later than **12 noon, Wednesday 4th August, 2021**.

- It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The vendor may sell at any time and does not undertake to accept the highest or indeed any particular offer.
- The purchaser will be required to provide proof of funds.
- The purchaser will be expected to exchange contracts and complete the purchase without any undue delay.

VENDOR'S LAND AGENT

Willsons

16 Alghitha Road
Skegness
Lincolnshire, PE25 2AG

T: James Boulton 01754 896100

E: j.boulton@willsons-property.co.uk

VENDOR'S SOLICITOR

Tinn Criddle

31 High Street
Sutton on Sea
Lincolnshire, LN12 2EY

T: 01507 443043



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

