

WAVES FARM & WYVES FARM

SAXILBY ROAD, LINCOLN LN1 2BG



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property matters Serving the East Midlands since 1846

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



WAVES FARM & WYVES FARM

SAXILBY ROAD, LINCOLN LN1 2BG

An arable and livestock farm with excellent transport links and picturesque views of the cathedral city of Lincoln. The farm comprises of a 3 bedroom farmhouse with versatile agricultural buildings, a separately accessed 2 bedroom bungalow with two farm buildings and approximately 168 acres (68 hectares) of arable and pasture land.

For sale as a whole or in 3 separate lots

Lot 1 - Wyves Farm - dwelling, two farm buildings and approximately 64 acres (26 hectares) of arable and pasture land and access road.

Lot 2 - Waves Farm - dwelling, agricultural buildings and approximately 56 acres (23 hectares) of arable and pasture land.

Lot 3 - Approximately 48 acres (19 hectares) of arable and pasture land, including telecommunications mast.



Situation

Waves Farm and Wyves Farm are located approximately 2 miles to the west of the cathedral city of Lincoln (postcode LN1 2BG). Access to the farm is directly off the A57.

The Farmland

The land extends to approximately 168.25 acres (68.09 hectares) in total. This comprises about 115.12 acres (46.59 hectares) of arable land and 53.13 acres (21.5 hectares) of pasture land.

The soil is predominately classified as Grade 3 by DEFRA and is of the Blackwood soil association, being a deep permeable sandy and coarse loam soil suitable for cereals, potatoes, sugar beet and pasture.

Many of the pasture fields have been refenced recently with good quality livestock fencing.

A cropping history is available from the vendor's agent upon request.

Viewings

Strictly by confirmed appointment with the vendor's agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone either Harry Baines on 01664 502953 or Tim Harris on 01664 502952.

Method of Sale

The freehold property is offered for sale by private treaty with vacant possession on completion.

Services

Private drainage system, mains electricity, mains water, oil fired central heating. Please note, Lot 1 mains water supply is sub-metered from Lot 2. If sold separately the existing easement will continue and the purchaser of Lot 2 will pay the purchaser of Lot 1 for all water consumed.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. A public bridleway runs through the land and is shown by a dashed purple line on the plan included in these particulars on page 8.

The freehold of the access road leading to the Pyewipe Inn will be included in Lot 1 if sold separately, subject to a right of access for Lots 2 and 3.

Telecommunications Mast

A telecoms mast is situated in the south eastern corner of National Grid field number 7347 (on page 8). The telecoms mast is owned by Hutchinson 3G UK Limited and EE Limited, who currently pay the vendor a rent of £6,365.61 per annum. The agreement commenced on the 5th February 2004 and ends on the 31st December 2023.

Gas Pipe & Gas Valve Pit

A gas valve pit is situated in National Grid Field number 3679 and a mains gas pipe crosses National Grid field numbers 1394 and 3679 (on page 8). Further information is available from the vendor's agent upon request.

Basic Payment

The land is registered for the Basic Payment Scheme and the entitlements to the Basic Payment are included in the sale. The vendor will be submitting a claim for the current scheme year and shall retain payment for this scheme year in its entirety. The vendor will use reasonable endeavours to transfer the entitlements to the purchaser as soon after completion as the transfer rules allow.

Environmental Schemes

The land has not been entered into any environmental land management schemes.

Designations

The land is in a Nitrate Vulnerable Zone (NVZ)

Holdover

Holdover may be required dependent upon the completion date.

Overage

The property is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, forestry and private equine activities. It will apply to any additional residential development and any equine business use. The grant of planning consent will be the trigger event for overage. The overage will be effective for 40 years from the date of completion of the sale. The amount payable will be 30% of the increase in value resulting from that consent.

Early Entry

Early entry may be permitted on to arable fields that have been harvested at the purchaser's own risk following exchange of contracts.

Sporting, Timber and Mineral Rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Lincolnshire County Council (County council) www.lincolnshire.gov.uk

City of Lincoln Council (District council) www.lincoln.gov.uk

VAT

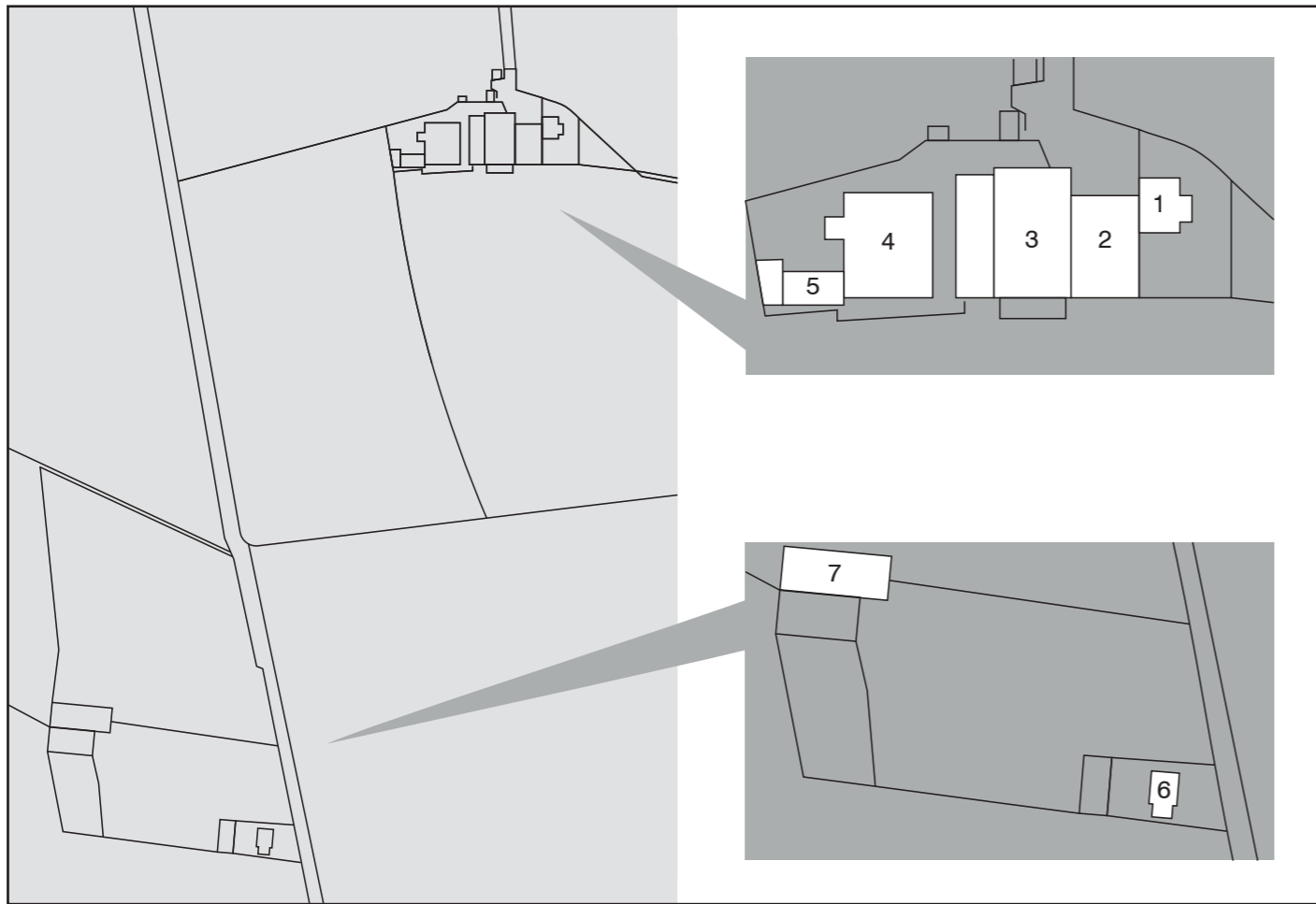
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around farm buildings and machinery.

Solicitors

Wilkin Chapman LLP, The Maltings, 11-15 Brayford Wharf East, Lincoln, Lincolnshire LN5 7AY



The Farm Buildings

1. Waves Farmhouse - see floorplan and description on page 10.
2. Approximately 80ft x 40ft, steel frame, concrete floor, with corrugated fibre cement roof sheets, roof lights, on steel purlins. Brick walling to sides and in part to rear. Clad in corrugated fibre cement sheeting to front and rear. Two points of vehicular access to front with five internal brick-built stables. Three points of internal access (one of which vehicular) into Building 3.
3. Two buildings, approximately 100ft x 60ft in total, encompassing a separate 17ft x 60ft extension on the northern side. The extension and adjacent building have a concrete floor and steel frame with corrugated fibre cement roof sheets, with the extension also having roof lights. Brick walling to the front, sides and rear. Clad in corrugated fibre cement sheeting to front. The building has vehicular access to front, with the extension having external double doors to front.

The second building is steel frame with corrugated fibre cement roof sheets with block walling to front and side and corrugated fibre cement cladding to front. This building has vehicular access to the front with two internal workshops and a store room.

4. Approximately 75ft x 75ft, steel frame with corrugated fibre cement roof sheets, on steel purlins. Two bays either side of an open central barn. The southernmost bay has vehicular access to the front and steel grain

thrust walling in part, with concrete floor and block walling to the sides and rear. The northern bay has vehicular access to the front (by way of sliding double doors) together with steel grain thrust walling in part, concrete floor and steel grain thrust walling to sides and rear. The remainder of the front and rear are clad with corrugated fibre cement sheeting.

5. A 3 bay open fronted timber pole barn, approximately 30ft x 25ft, with corrugated fibre cement roof sheets, sitting on timber purlins. Clad in corrugated fibre cement sheeting to rear. A separate timber pole barn, approximately 15ft x 32ft, sits alongside with corrugated fibre cement roof sheets, on timber purlins. Clad in corrugated fibre cement sheeting to sides and rear.

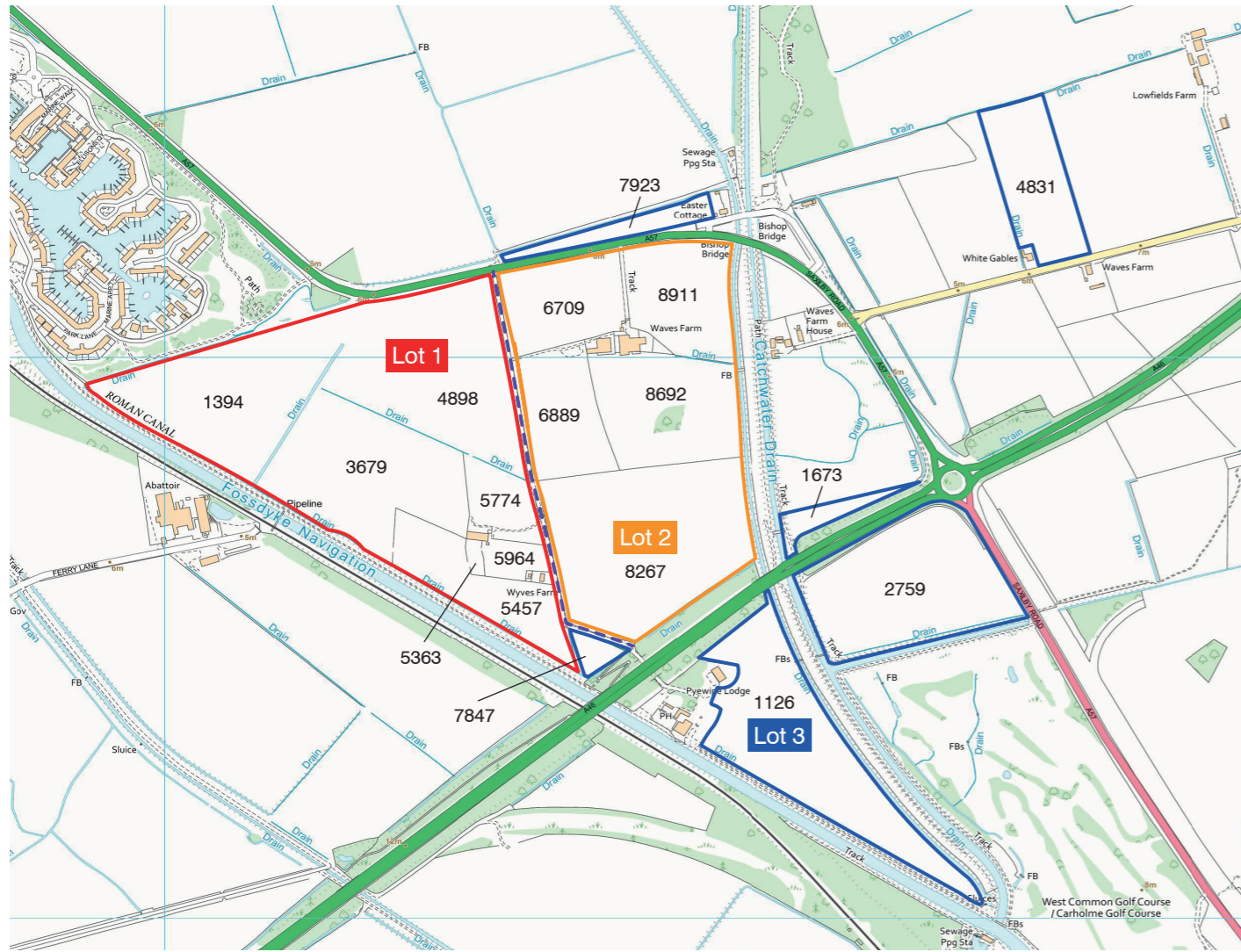
6. Wyves Farm bungalow – see floorplan and description on page 11.

7. Two separate buildings, being approximately 45ft x 120ft in total.

The larger building is approximately 45ft x 90ft, steel frame with corrugated fibre cement roof sheets. Block walling to part of front, sides, and rear, clad in Yorkshire boarding. Access is via the four sheeted metal gates in the front of the building.

The smaller building is approximately 45ft x 30ft, steel frame with corrugated fibre cement roof sheets and roof lights. Block walling to part of front, sides, and rear, clad in Yorkshire boarding. The front of the building has an opening to the left allowing vehicular access.





Lot	OS Map sheet reference	National Grid Field Number	Total Area (Ha)	BPS Eligible Area (Ha)	Land cover
1	SK9472	1394	6.70	6.70	Arable
1	SK9472	4898	7.48	7.48	Arable
1	SK9472	3679	6.49	6.49	Arable
1	SK9472	5774	1.49	1.46	Pasture
1	SK9472	5964	0.69	0.68	Pasture
1	SK9472	5363	0.12	0.12	Pasture
1	SK9472	5457	3.06	3.06	Pasture
3	SK9472	7347	0.47	0.47	Pasture
2	SK9472	8267	8.90	8.90	Arable
2	SK9472	6889	3.06	2.97	Pasture
2	SK9472	8692	4.34	4.34	Pasture
2	SK9473	8911	3.46	3.46	Pasture
2	SK9473	6709	3.02	3.02	Pasture
3	SK9473	7923	1.09	1.09	Pasture
3	SK9572	1126	7.22	7.22	Arable
3	SK9572	2759	6.49	6.43	Arable
3	SK9572	1673	0.70	0.66	Pasture
3	SK9573	4831	3.31	3.31	Arable
			68.09	67.86	



Waves Farmhouse

A red brick farmhouse that is in need of modernisation, approximately 172 sq. metres (1,850 sq. feet), with great potential subject to any required consents. Established gardens to front side and rear.

The property briefly comprises:-

Garden Room with door and sliding patio door to front and windows to rear, leading to:

Store Room with brick surrounds.

Utility Room with radiator and boiler.

Dining Kitchen with base units, work surfaces, sink, electric hob and oven.

Pantry with storage shelves and window to front.

Shower Room entrance from passageway with window to front, shower cubicle, wc, hand wash basin and radiator.

Living Room with electric fire and timber ceiling beams.

Sun Room with radiator and windows to three sides.

Dining Room with window to rear, fireplace with brick surround and timber ceiling beams.

Rear Entrance Porch with door and windows to rear, leading to Rear Hall and First Floor Stairway.

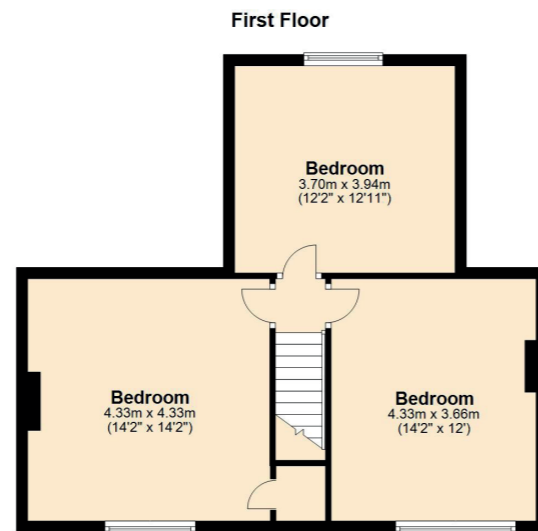
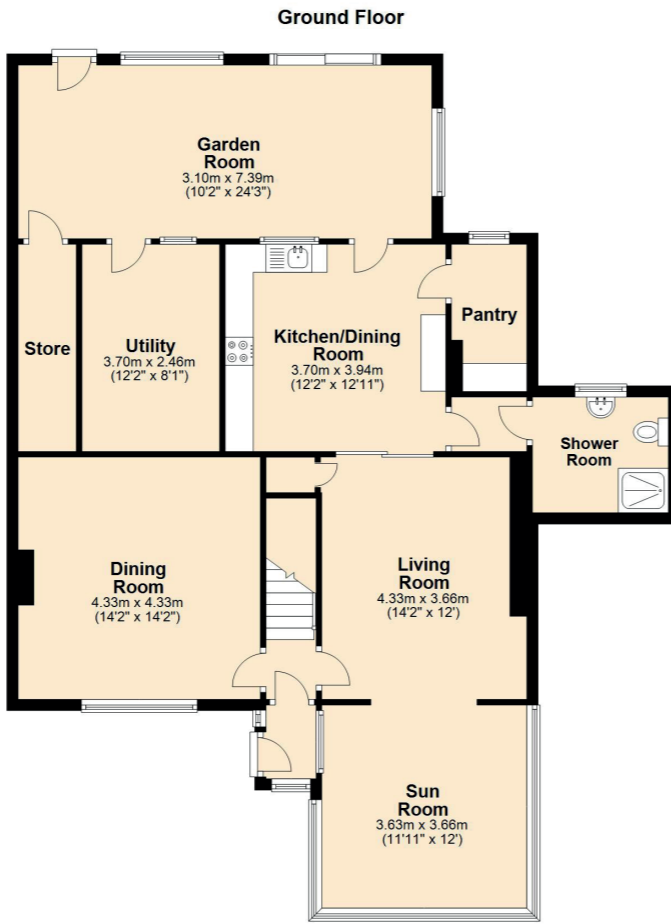
First Floor Landing leading to:

Bedroom 1 with radiator and window to rear.

Bedroom 2 with radiator, window to rear and separate storage cupboard.

Bedroom 3 with radiator and window to front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



Wyves Farm Bungalow

A red brick bungalow with attached garage, approximately 96 sq. metres (1,040 sq. feet). Established gardens to the front, side and rear.

The property briefly comprises:-

Entrance Porch with window to front, leading to **Hallway** with radiator and doors to:

Living Room with radiators and window to front.

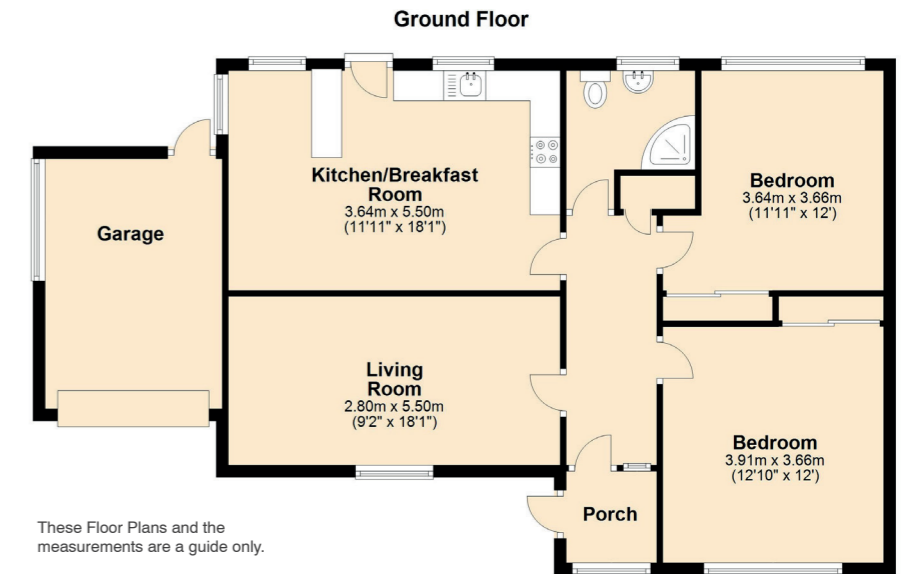
Bedroom 1 with radiator, storage cupboards and window to front.

Bedroom 2 with radiator, storage cupboards and window to rear.

Dining Kitchen fitted with an extensive range of base and wall units, work surfaces, sink, electric hob, extraction fan and double oven. With radiator, two windows to the rear, one window to the side and a door to:

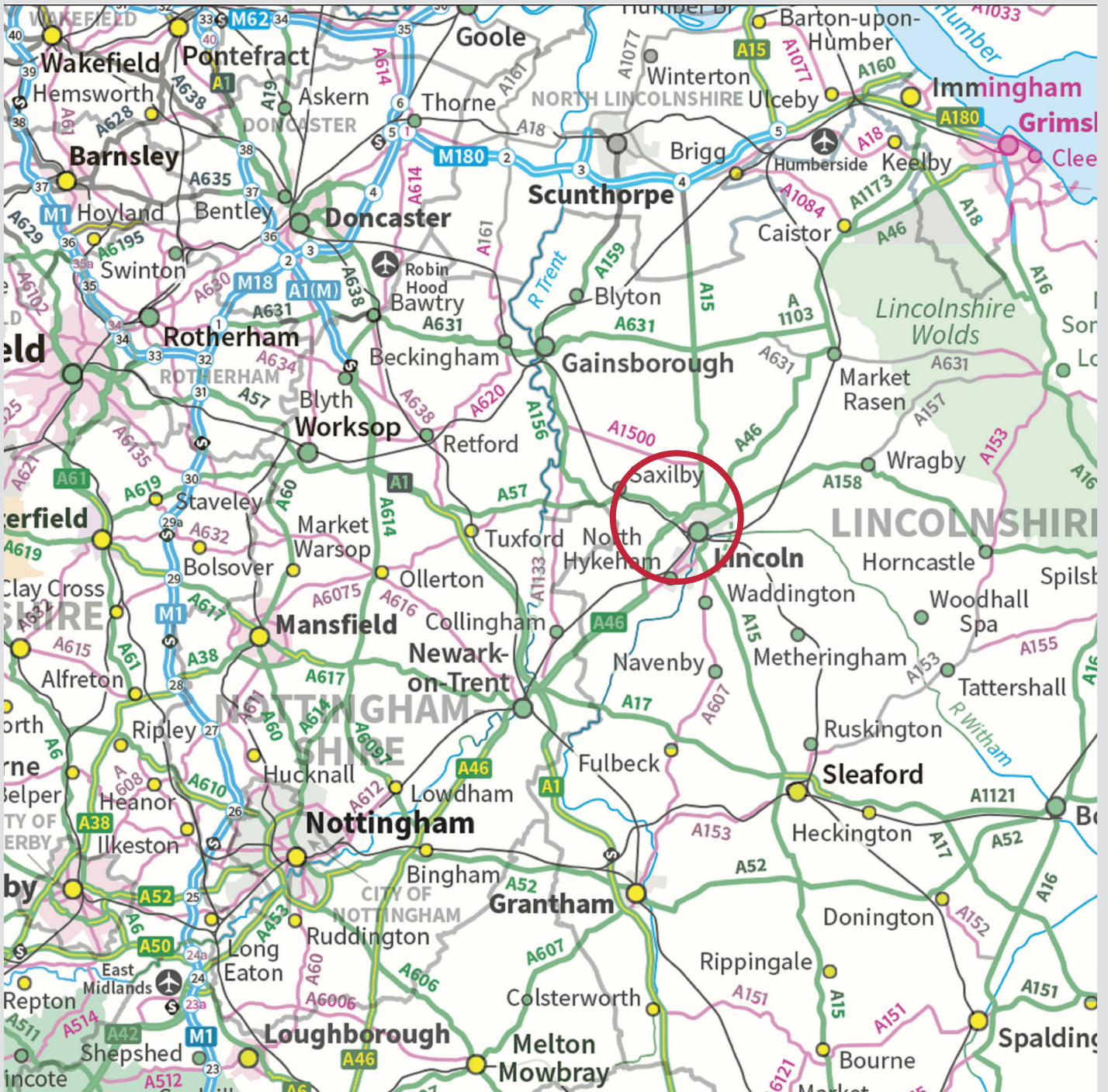
Rear Entrance Porch with double glazed PVC door and window frames leading into rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



These Floor Plans and the measurements are a guide only.





LOCATION

Waves Farm and Wyves Farm are situated approximately 2 miles to the west of the cathedral city of Lincoln (postcode LN1 2BG). Access to the farm is directly off the A57.



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Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

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2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct. Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.