

# ATTERBY HOUSE FARM

Atterby, near Market Rasen, Lincolnshire









**A rare opportunity to purchase a well presented residential  
limestone farm with substantial irrigation facilities  
situated to the north of the City of Lincoln**

# **ATTERBY HOUSE FARM**

## **Atterby, Market Rasen, Lincolnshire, LN8 2BJ**

(Lincoln - 15 miles, Market Rasen - 10 miles, Junction 4 M180 - 10 miles)

Superb Seven Bedroom Georgian Style Farmhouse  
Five Additional Residential Properties  
Range of Modern and Traditional Farm Buildings  
All set in 977 acres (395 hectares) or thereabouts

**FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS**  
**CLOSING DATE: 12 NOON FRIDAY 11 JULY 2025**



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**Selling Agents**

DDM Agriculture  
Eastfield

Albert Street

BRIGG, DN20 8HS

Tel: (01652) 653669

Ref: Tony Dale/Tom Norman

[tony.dale@ddmagriculture.co.uk](mailto:tony.dale@ddmagriculture.co.uk)

[tom.norman@ddmagriculture.co.uk](mailto:tom.norman@ddmagriculture.co.uk)



# ATTERBY HOUSE FARM

Big Bracken

## Summary

ATTERBY HOUSE FARM is offered for sale as a whole or in two lots:-

### **Lot 1 (shaded blue on Site Plan 1) - 4.77 Acres**

Atterby House, outbuildings, stables and 2.84 acres of grass paddocks

### **Lot 2 (shaded red on Site Plan 1, 2 and 3) - 972 Acres**

Arable, grassland and woodland

Farmyard

Five residential properties



# ATTERBY HOUSE FARM

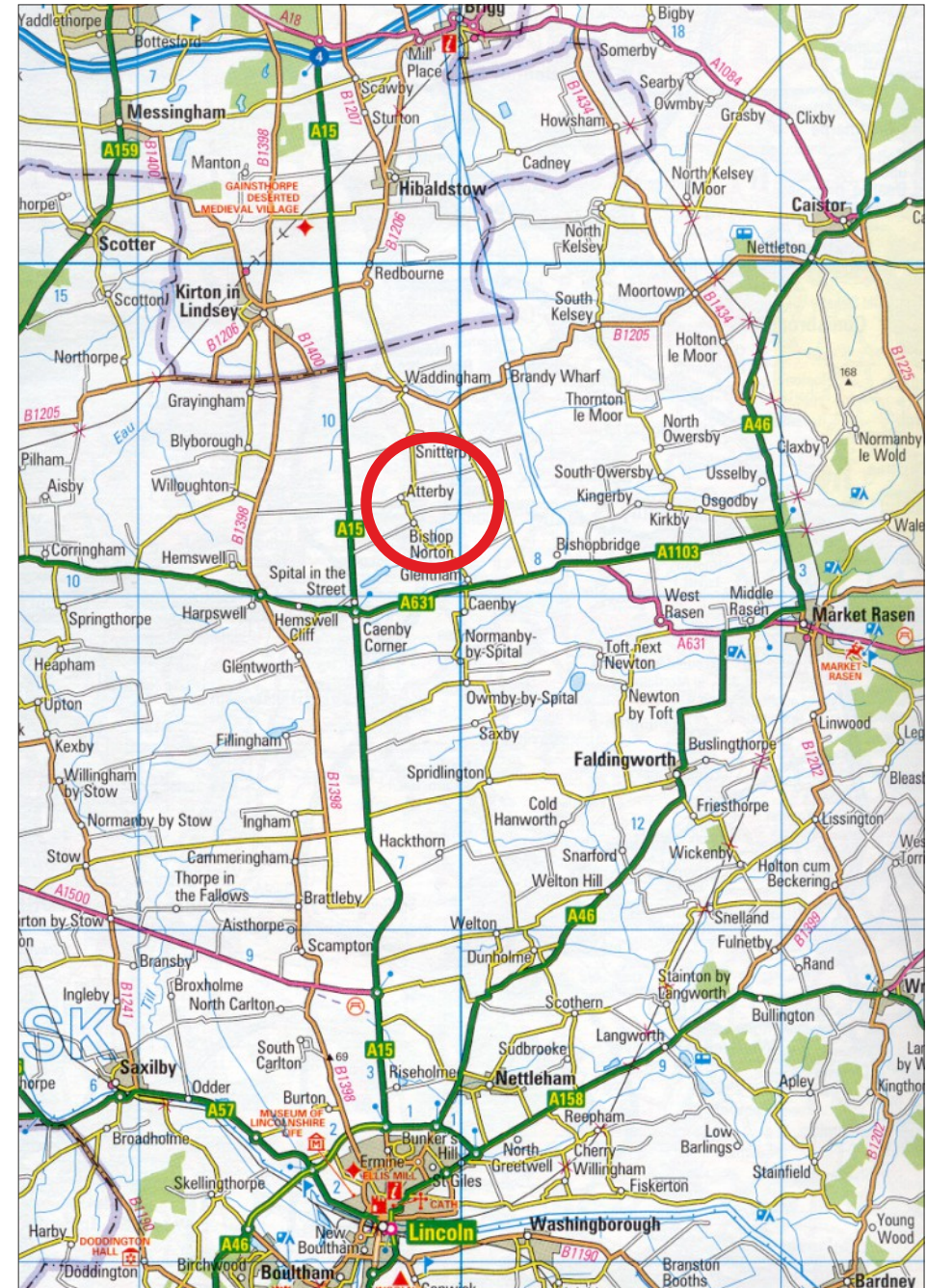
## Location & Situation

Atterby House Farm is situated in the picturesque hamlet of Atterby, in the parish of Bishop Norton and in the West Lindsey district of Lincolnshire. The hamlet itself lies approximately fifteen miles directly north of Lincoln with excellent access from the A15 road, between Lincoln and the M180, near Scunthorpe.

The market town of Market Rasen lies approximately ten miles to the east and the village of Kirton in Lindsey lies approximately six miles to the north west. Junction 4 of the M180 is situated only ten miles to the north, providing excellent access to the wider motorway network.

The Cathedral City of Lincoln offers a comprehensive range of business, leisure and cultural opportunities and the highly regarded Lincoln Minster School.

Railway services are available at Market Rasen and Lincoln, which link to Newark Northgate, with regular services to London Kings Cross. Doncaster railway station is located only 40 miles to the west of the farm. In addition, the A15 and A46 road networks provide excellent access to East Midlands Airport (67 miles) and Humberside Airport (19 miles) providing flight options and good accessibility.





# ATTERBY HOUSE - LOT 1

**Atterby House** is a superbly presented Georgian style farmhouse, arguably being the principal residence in the hamlet of Atterby. The recently refurbished property stands at the entrance to the settlement from the A15 and features an outdoor swimming pool, grass tennis court, adjoining traditional outbuildings, stables and approximately 2.84 acres of grassland, in two paddocks. This Lot extends to a total of 4.77 acres, or thereabouts.

The farmhouse is approached directly from Atterby Lane via an electrically gated private driveway leading to an enclosed area to the rear of the property.

The property offers a substantial family home arranged over two floors, with an impressive games room providing access to the outdoor swimming pool area. Upon entering the substantial south facing house you are welcomed by a spacious lobby leading to both a large dining room and the feature open plan kitchen with central island and offering both dining and living space, with utility room and boot room off. The extension to the west includes a snug room and kitchenette, leading in turn to the games room, which has sliding doors opening onto the outdoor pool and patio area.

The first floor boasts an impressive principal bedroom with dressing room and en-suite. There are a further six double bedrooms, two with en-suite facilities and two with a “Jack and Jill” bathroom.

**Services**

There are mains water and electricity supplies to the property. The property and swimming pool is also connected to a biomass boiler located in the adjoining General Purpose Building, located within the farmyard. Drainage is to a septic tank.

**Outgoings**

West Lindsey District Council  
Council Tax Band: G  
Council Tax 2025/26 - £3,735.40

**Energy Performance Certificate**

The EPC Rating is “C”.

**Tenure & Possession**

Atterby House (Lot 1) is only offered for sale in conjunction with Lot 2 (the remainder of the farm) and is not available separately. Depending on the requirement of a buyer of Lot 2, Atterby House is available either subject to the Seller remaining in occupation for a period of up to three years from completion (on terms to be agreed) or alternatively, the buyer will be granted a right of pre-emption (first right of refusal) to purchase the House at a later date.



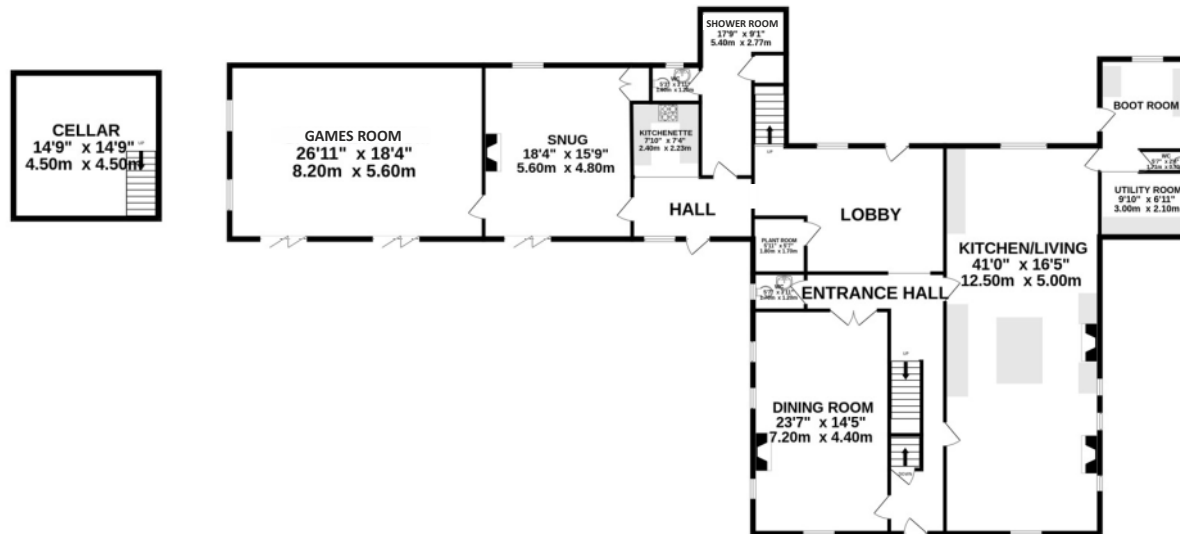
Field Name	Field Number	Hectares	Acres
LOT 1			
Atterby House, Gardens and Paddock	0009	1.92	4.77



# ATTERBY HOUSE FLOOR PLANS

## Basement

Approx. 20.2 sq. metres (218 sq. feet)



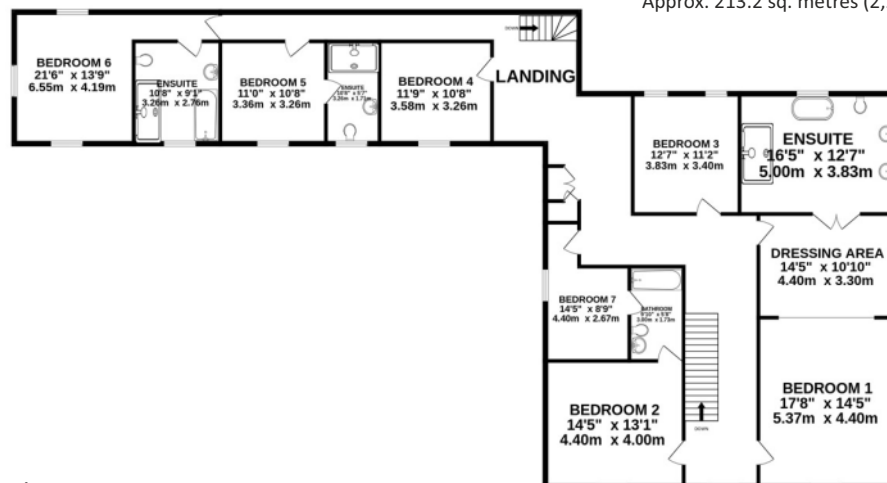
## Ground Floor

Approx. 257.1 sq. metres (2,768 sq. feet)

Total Area: Approx. 490.6 sq. metres (5,281 sq. feet)

## First Floor

Approx. 213.2 sq. metres (2,295 sq. feet)



Not to Scale  
For Identification Purposes Only





# LAND AND SPORTING - LOT 2

Atterby House Farm extends in total to approximately 977 acres (395 hectares) with approximately 774 acres sited principally in and around Atterby with a second block of approximately 203 acres located at Brandy Wharf, approximately four miles away. Both blocks of land benefit from good road access and a range of well maintained farm tracks. The land is shown on Sheet 104 of the Provisional Agricultural Land Classification Maps as being predominantly Grade 2 land with some areas of Grade 3.

## Site Plan 1 (Principally Grade 2, part Grade 3)

The Soil Survey of England and Wales identifies the majority of the soils as being from the "Elmton 1" association with their characteristics described as "well drained brashy calcareous fine loamy soils over limestone" and as suitable for "cereals, sugar beet and potatoes". The land to the east on Site Plan 1 identifies the soils as being principally from the "Aswarby" and "Ruskington" associations with their characteristics described as "deep permeable, well drained and clayey loamy soils" and as suitable for "cereals, sugar beet and potatoes".

## Site Plan 2 (Principally Grade 2, part Grade 3)

The Soil Survey of England and Wales identifies the soils as being from the "Downholland 3" association with their characteristics described as "deep stoneless clayey soils" and as suitable for "cereals, sugar beet, potatoes and some vegetables".

## Site Plan 3 (Grade 3)

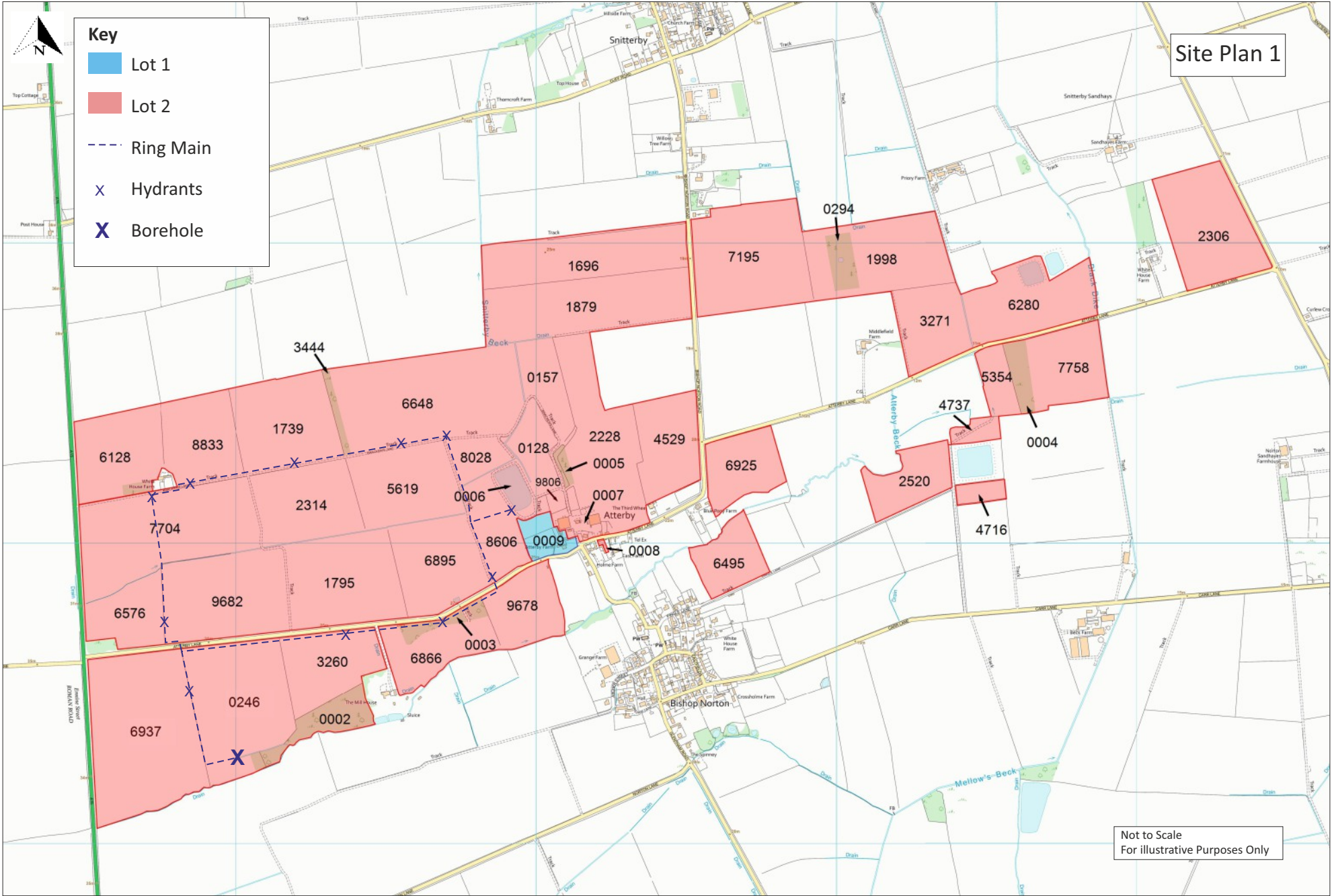
The Soil Survey of England and Wales identifies the soils as being principally from the "Curdrige" association with their characteristics described as "deep stoneless permeable coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes".





# LOT 1 AND 2

# LAND AND SPORTING





# LAND AND SPORTING

Field Name	Field Number	Hectares	Acres	Description
<b>Lot 2 – Site Plan 1</b>				
Guide Post	6937	18.26	45.12	Arable
Wood Field	0246	13.32	32.91	Arable
Sinnisons Cliff	3260	6.88	17.00	Arable
Top Wood	0002	3.10	7.66	Woodland
Hillside	6866	5.44	13.44	Arable
Pinfold	9678	5.44	13.44	Arable
Hillside Wood	0003	1.26	3.11	Woodland
Beck Field	6495	4.27	10.55	Arable
Horse Close Corner	6925	5.29	13.07	Arable
Butlers Pingle	2520	4.67	11.54	Arable
Everetts Pingle	4737	1.15	2.84	Permanent Grassland / Woodland
Pingle Grass	4716	1.10	2.72	Permanent Grassland / Woodland
6 Acre	5354	2.32	5.73	Arable
Little Hayes	7758	6.21	15.34	Arable
Little Hayes Wood	0004	1.50	3.71	Woodland
Chapel Sands	2306	10.66	26.34	Arable
Horners	6280	8.86	21.89	Arable / Reservoir
Ox Pasture	3271	5.87	14.50	Arable
Kettlewells	1998	9.44	23.33	Arable
Kettlewells Wood	0294	1.56	3.85	Woodland
Snitterby Road	7195	12.92	31.93	Arable
Medleys	1696	10.19	25.18	Arable
Daveys	1879	12.43	30.71	Arable
Bungalow	4529	6.43	15.89	Arable
Dovecote	2228	11.49	28.39	Arable
Yard Wood	0005	0.97	2.40	Woodland / Track
Everetts	0157	3.94	9.74	Arable / Track
Thorpes	0128	3.24	8.01	Arable
27 Acre	6648	17.97	44.40	Arable / Track
24 Acre Wood	3444	0.69	1.70	Woodland
24 Acre	1739	9.88	24.41	Arable / Track
Pig Field	8833	7.13	17.62	Arable / Track
Top Cliff	6128	8.18	20.21	Arable / Woodland / Track
Spring Cliff	7704	15.70	38.79	Arable / Track / Beet Pad
Pit Field	6576	4.97	12.28	Arable
Creweyard	9682	11.64	28.76	Arable / Track
Big Bracken	2314	8.16	20.16	Arable
Glover Cliff	1795	10.91	26.96	Arable
Little Bracken	5619	8.55	21.13	Arable
Horse Bottoms	6895	8.29	20.48	Arable / Pond
Cow Field	8606	4.55	11.24	Arable / Track
Hockey	8028	2.51	6.20	Arable / Track
Top Reservoir	0006	2.01	4.97	Reservoir
Farmyard & Buildings, Dam-Bre-Zee, Amberley, Fieldside & Stonelea	0007	1.55	3.83	<b>Back Cropping</b> Details of the last five years of back cropping are to be found in the Data Room or by prior appointment with the Selling Agents.
Reservoir Grass	9806	0.59	1.46	
Homelea	0008	0.07	0.18	
		<b>301.56</b>	<b>745.12</b>	

## Countryside Stewardship

The land is entered into a Mid-Tier Countryside Stewardship Scheme which commenced on 01 January 2023 and terminates on 31 December 2027. The Scheme will be transferred to the buyer(s).

## Irrigation

The land at Atterby benefits from an abundant water supply which is available to support root crop production which currently includes potatoes, sugar beet, shallots and asparagus, all exhibiting the quality and flexibility of the land.

The irrigation network is facilitated by a 10 million gallon reservoir and a 4 million gallon reservoir. Both are strategically placed, feeding an underground ring main system which is also connected to a borehole with a total licenced abstraction for up to 10 million gallons per annum.

## Sporting

The shooting rights over the whole of the farm are in hand and are currently used principally for a widely renowned private partridge shoot. A number of game strips are currently located across the farm for the forthcoming 2025/26 shooting season. The Seller reserves the sporting rights until 01 February 2026.

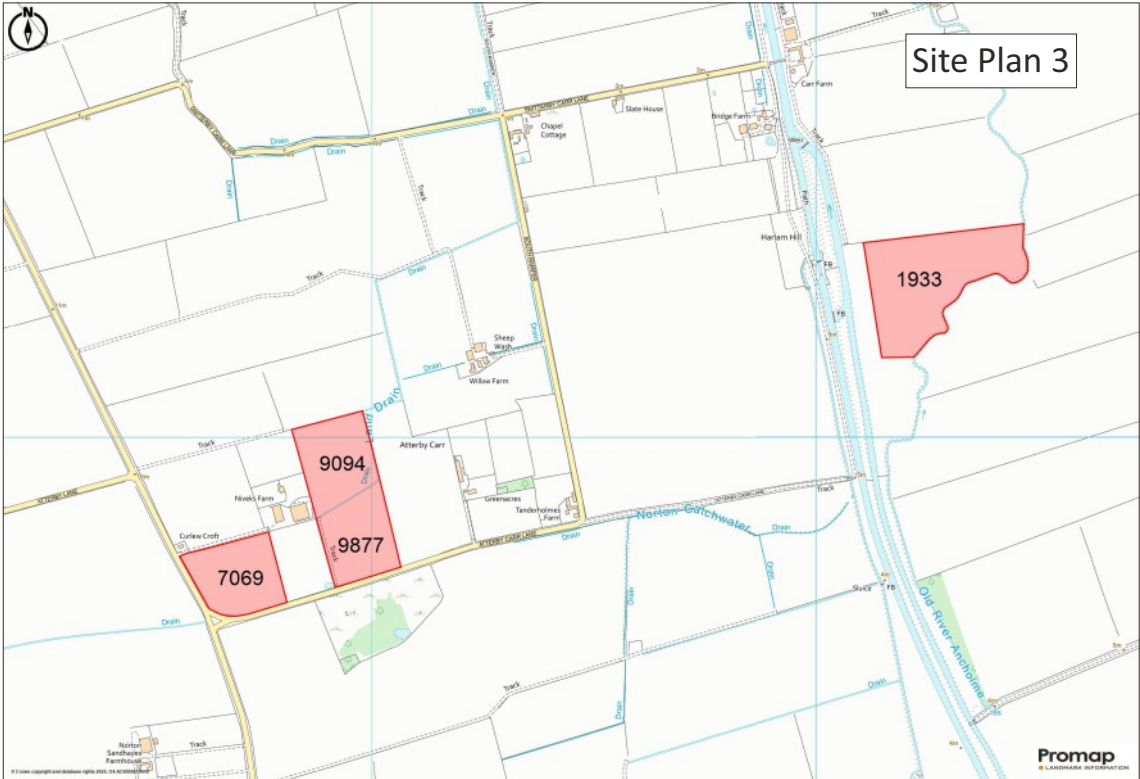
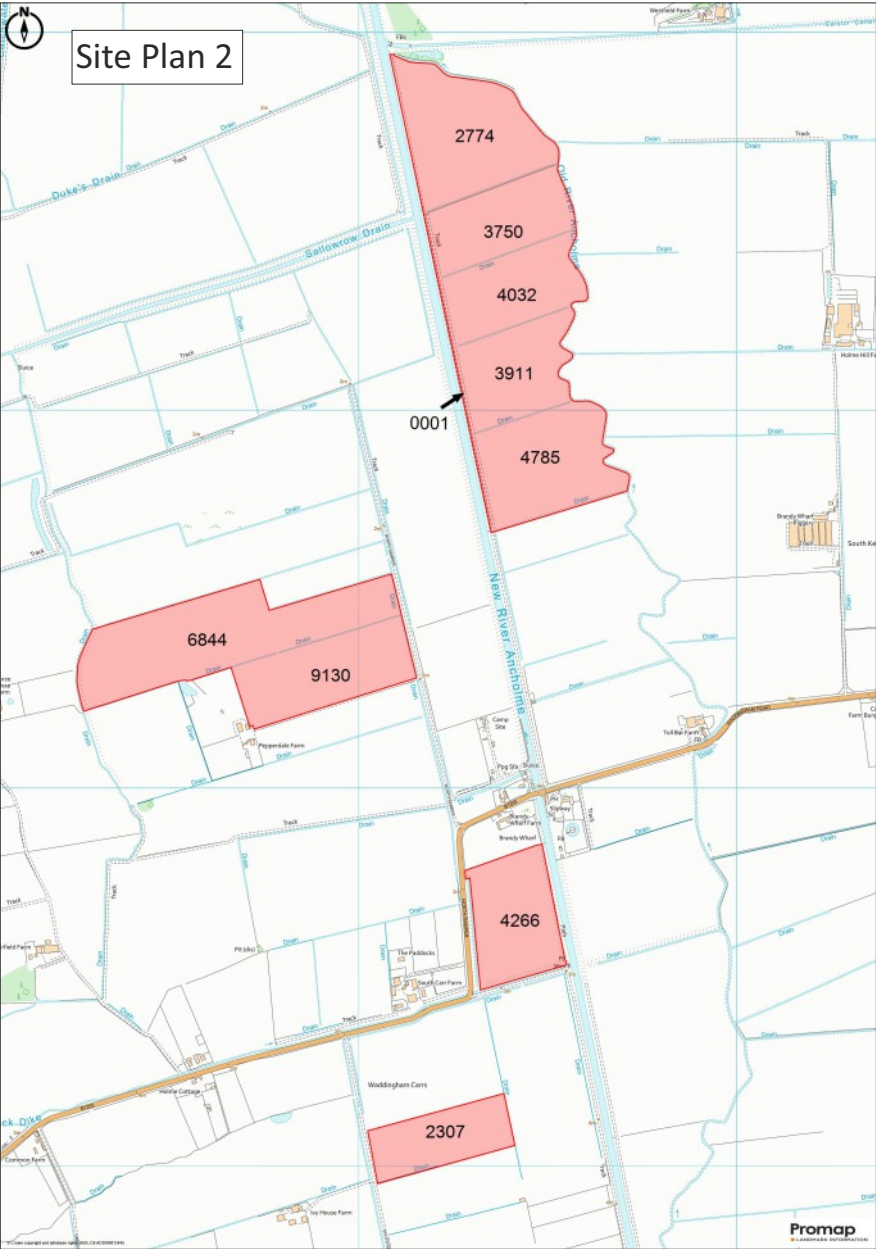
The farm also benefits from parcels of woodland and plantations creating excellent habitat, with grass margins and mature hedges, which provide an enhanced environment for all types of wildlife.





LOT 2

LAND AND SPORTING



Plans for Identification Purposes Only - Not to Scale

Field Name	Field Number	Hectares	Acres	Description
Lot 2 – Site Plans 2 & 3				
Catendale	2774	10.81	26.71	Arable
Brandy 4	3750	6.67	16.48	Arable
Brandy 3	4032	6.86	16.95	Arable
Brandy 2	3911	6.8	16.80	Arable
Brandy 1	4785	9.26	22.88	Arable
Brandy Wharf Bank	0001	1.19	2.94	Grass Bank
Wells 2	6844	14.49	35.80	Arable
Wells 1	9130	8.05	19.89	Arable
Black Dyke	4266	7.33	18.11	Arable
Birch's	2307	5.3	13.10	Arable
Browns Bridge	1933	6.25	15.44	Arable
Prince Platt	9094	2.97	7.34	Arable
Brickyard	9877	2.83	6.99	Arable
Common	7069	3.03	7.49	Arable
		91.84	226.92	



## FARM BUILDINGS and COTTAGES

**Atterby House Farm Yard** extends to approximately 1.16 acres and is centrally located to the main block of land at Atterby. The farmyard offers ample opportunity for further expansion of the farm buildings and potential for additional residential building plots, subject to the required planning permissions.

The buildings comprise a range of general purpose sheds which benefit from a three phase electricity supply. Mains water is also available in the yard.





# FARM BUILDINGS

The farm buildings are situated to the east of the farmhouse and comprise the following:-

Building Number	Size Sq ft (approx.)	Description
<b>LOT 1</b>		
1	676 sq ft	<b>Stable Block</b> – Single storey timber framed with a felt roof over a concrete floor, comprising four stables and a tack room. The building benefits from water and electricity supplies.
2	2,071 sq ft	<b>Game Rearing/Pheasant Shed</b> – Single storey timber framed with a corrugated fibre cement roof over a concrete floor with part stone/part block walls to eaves.
3	973 sq ft	<b>Traditional Range of Outbuildings</b> - Part single and part two storey of part brick/part stone construction under a pantile roof, comprising two offices, two single garages, a meeting room with UPVC doors & windows and toilet facilities. The building also has the benefit of a <b>22kw EV charger</b> installed.
<b>LOT 2</b>		
4	14,400 sq ft	<b>General Purpose Shed/Grain Store</b> of steel portal frame construction with a corrugated fibre cement roof over a concrete floor, with brick walls to 10ft and corrugated fibre cement cladding to eaves. The main building is an 8-bay 120ft x 60ft area, with two adjoining lean-tos, each measuring 120ft x 30ft, providing a total of 2,000 tonne storage capacity. There is a <b>Fan House</b> to the rear of the main building. The building is partitioned into three separate areas, consisting:-
4a		<b>130kW ETA Biomass Boiler</b> was installed in 2014 with the benefit of a 20- year duration Renewable Heat Incentive (RHI). The Boiler serves all the residential properties offered for sale. The shed roof accommodates a <b>50kW Solar Array</b> , which was installed in 2013 with a 20-year duration and benefits from a Feed-in-Tarriiff (FiT). The building is accessed via an electric roller shutter door. Further details can be found in the Data Room.
4b		<b>Grain Store</b> area with part concrete/part wooden drive-on floor with central grain walling and access via an electric roller shutter door.
4c		<b>Grain Store</b> area with wooden drive-on floor and access via an electric roller shutter door.
5	1,200 sq ft	<b>Workshop</b> steel framed construction under a box profile sheet roof, part block/part box profile cladding to eaves over a concrete floor, with an inspection pit and two roller shutter doors.
6		<b>Derv &amp; Gas Oil Tanks</b> on a concrete pad providing approximately 10,000 gallons storage in total (5,000 gallons of gas oil and 5,000 gallons of white diesel).
7	122 sq ft	<b>Spray Shed</b> of block wall construction under a corrugated fibre cement roof comprising wash facilities with a pedestal sink and lockable spray store.
8		<b>Water Tank</b> with 5,000 gallon capacity.
9	12,600 sq ft	<b>General Purpose Shed</b> – 7-Bay open fronted of steel portal frame construction with a corrugated fibre cement sheet roof over a concrete floor, brick walls to 10ft and space boarding to eaves.



# RESIDENTIAL PROPERTIES

## Dam-Bre-Zee

A three bedroom detached bungalow of melamine stone construction under a concrete interlocking tile roof. The accommodation consists of an entrance porch leading to a kitchen diner. The hallway leads off to a lounge, three double bedrooms and a family bathroom.

Outside there is a single garage under a flat roof comprising two outhouse stores. There are lawned gardens to the front and side of the property.

### Services

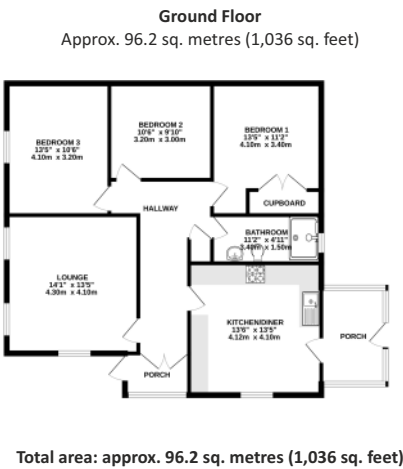
The property benefits from connection to a biomass boiler. Mains water and electricity are connected to the property and drainage is to a septic tank.

### Outgoings

West Lindsey District Council  
Council Tax Band: D  
Council Tax 2025/26 - £2,241.24

### Energy Performance Certificate

The EPC Rating is “D”.



## Homelea

A three bedroom semi-detached cottage of part stone/part red brick construction under a pantile roof. The accommodation is arranged across two floors to include an entrance hall leading to a kitchen, lounge and dining room on the ground floor. The first floor consists of two double bedrooms, one single bedroom and a family bathroom.

Outside there are lawned gardens and a single garage.

### Services

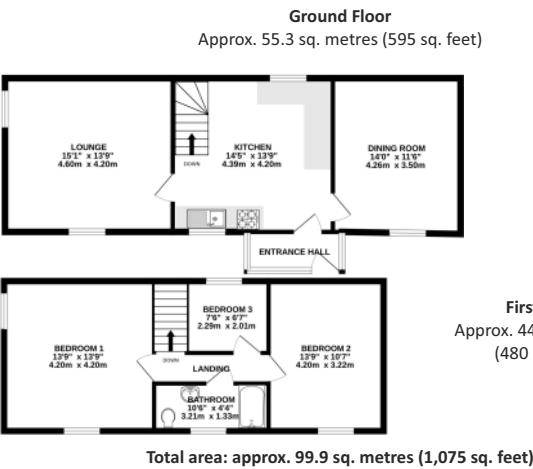
The property benefits from connection to a biomass boiler. Mains water and electricity are connected to the property and drainage is to a septic tank.

### Outgoings

West Lindsey District Council  
Council Tax Band: C  
Council Tax 2025/26 - £1,992.21

### Energy Performance Certificate

The EPC Rating is “D”.



## Stonelea

A three bedroom detached cottage of part stone/part red brick construction under a part pantile/part concrete interlocking tile roof, with a flat roof extension to the rear. The accommodation is arranged across two floors to include a porch leading to a kitchen, dining room, lounge and family bathroom on the ground floor. The first floor consists of three double bedrooms, one with an en-suite.

There are lawned gardens to the front of the property with a feature well.

### Services

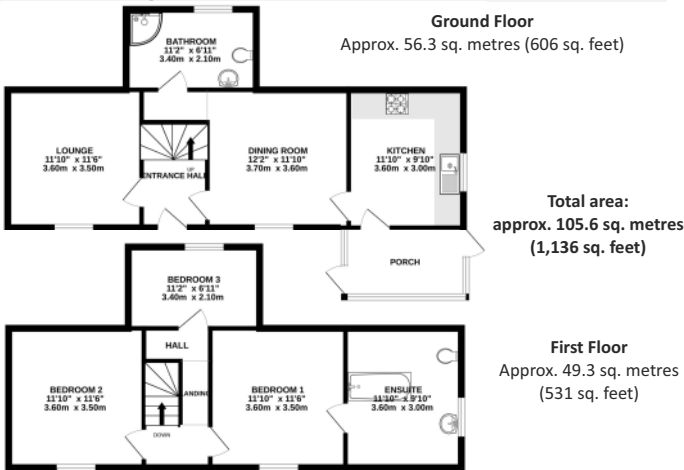
The property benefits from connection to a biomass boiler. Mains water and electricity are connected to the property and drainage is to a septic tank.

### Outgoings

West Lindsey District Council  
Council Tax Band: D  
Council Tax 2025/26 - £2,241.24

### Energy Performance Certificate

The EPC Rating is “E”.





# RESIDENTIAL PROPERTIES



Dam-Bre-Zee



Stonelea



Homelea



Amberley & Fieldside



# RESIDENTIAL PROPERTIES

## Amberley

A three bedroom semi-detached cottage of part stone/part red brick construction under a part pantile/part slate roof. The accommodation is arranged across two floors with an entrance leading to a lounge and kitchen diner on the ground floor. To the first floor, there are two double bedrooms, one single bedroom and a family bathroom.

Outside there is a cart shed of part stone/part red brick construction under a pantile roof. There are lawned gardens to the rear of the property.

### Services

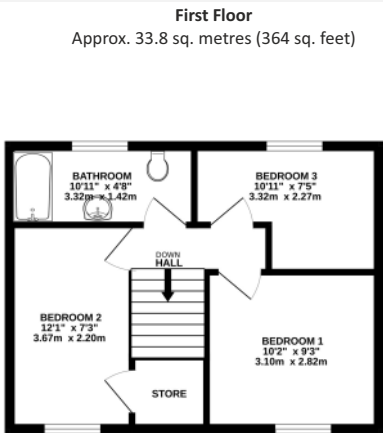
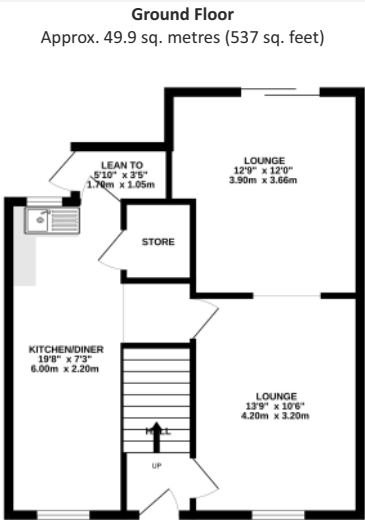
The property benefits from connection to a biomass boiler. Mains water and electricity are connected to the property and drainage is to a septic tank.

### Outgoings

West Lindsey District Council  
Council Tax Band: B  
Council Tax 2025/26 - £1,743.19

### Energy Performance Certificate

The EPC Rating is “D”.



Total area: approx. 83.7 sq. metres (900 sq. feet)

## Fieldside

A three bedroom semi-detached cottage of part stone/part red brick construction under a part pantile/part slate roof. The accommodation is arranged across two floors with an entrance leading to a lounge, dining room, kitchen and store room on the ground floor. To the first floor, there are two double bedrooms, one single bedroom and a family bathroom.

Outside there are lawned gardens to the rear of the property.

### Services

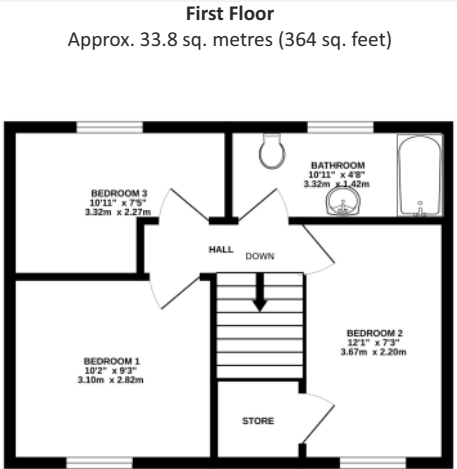
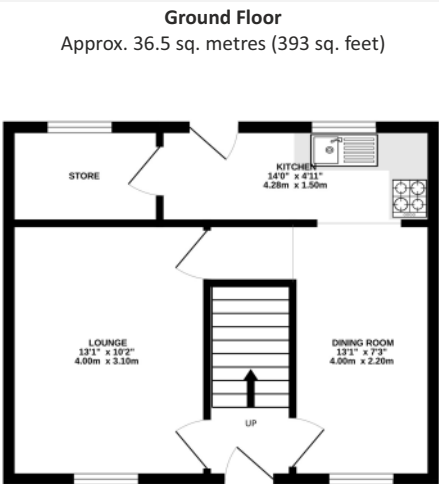
The property benefits from connection to a biomass boiler. Mains water and electricity are connected to the property and drainage is to a septic tank.

### Outgoings

West Lindsey District Council  
Council Tax Band: B  
Council Tax 2025/26 - £1,743.19

### Energy Performance Certificate

The EPC Rating is “D”.



Total area: approx. 70.3 sq. metres (756 sq. feet)

Not to Scale  
For Identification Purposes Only



# ATTERBY HOUSE FARM

Lot 1





# GENERAL REMARKS

## Tenure & Possession

Vacant possession of Atterby House Farm will be available upon completion, subject to the occupancies listed below:-

Property Description	Tenancy
Dam-Bre-Zee	Rent (Agriculture) Act 1976 – unwritten
Homelea	Rent (Agriculture) Act 1976 – unwritten
Stonelea	Vacant possession upon completion
Amberley	Vacant possession upon completion
Fieldside	Assured Shorthold Tenancy – unwritten
Field No. 3260 & 4529	Annual Cropping Licence for Potatoes
Field No. 2306, 2314, 5619, 6844 & 9130	Annual Cropping Licence for Asparagus & Shallots
Land Adjoining Field No. 1933	Held under an AHA Tenancy Agreement from the Environment Agency
Atterby House	Right of pre-emption/up to 3 year tenancy

## Easements, Wayleaves & Rights of Way

There are wayleaves held in favour of Northern Powergrid in respect of wooden poles and overhead lines crossing the property. There is a gas pipeline held in favour of National Gas Transmission. There is an existing Anglian Water pipeline and a further pipeline currently under construction. The Seller will retain the capital payments and crop loss payments up to harvest 2025. The buyer(s) will be entitled to future crop loss compensation thereafter.

There is a third party right of access across Field number 6128 in favour of the owner of White House Farm, Atterby. Access to Field number 1933 at Atterby Carrs is via a right of way over third party land. Access to the property known as “Homelea” is across property retained by the Seller.

There is also a public footpath along the grass bank to the east side of the new River Ancholme, parcel number 0001.

The land is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

## Restrictive Covenants/Development Clause

In the event that Lot 1 is retained, Field numbers 9806 and 8606 will be sold subject to restrictive covenants restricting their future use to agriculture, along with part of Lot 2 which is sold subject to a restrictive covenant preventing the land in field numbers 2306, 7758 and 6280pt being used to accommodate farm/commercial buildings and a restriction against use for all livestock production (including poultry) or storage of farmyard manure and/or waste products.

Some of the land has restrictive covenants and/or development clauses held in favour of previous owners.

## Basic Payment Scheme

All of the farmland is registered on the Rural Payments Agency Rural Land Register. The Seller will retain any future De-linked Payments (if any).

## Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone.

## Outgoings

A General Drainage Charge is payable to the Environment Agency and drainage rates are payable to the Ancholme Internal Drainage Board.

## Holdover & Early Entry

The Seller reserves the right to use all buildings, to include the machinery storage and grain store facilities until the 31 May 2026. In addition, the Seller reserves the right to hold a machinery dispersal sale on the Farm and use an area of land close to the farmyard for facilitating the sale.

Early entry onto the land will be available to the Buyer(s), subject to agreement between the parties.

## Sporting Rights/Timber & Minerals

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned. The shooting rights are retained for the 2025/26 season. The Seller has also expressed a wish to continue exercising the shooting rights following completion of the sale, if mutually agreeable.



## Fixtures & Fittings

Those items mentioned in these particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Buyer(s) should be aware that all residential properties are let unfurnished without white goods and tenant's fixtures and fittings are specifically excluded.

## Plans, Areas and Schedules

Plans attached to these particulars are based on data provided by the Rural Land Registry and the Ordnance Survey and are for reference only. The Buyer(s) will be deemed to have satisfied themselves of the land.

## Data Room

Online access to a Data Room can be provided upon request. This provides further details, including:-

RLR Data, Back Cropping, Wayleave Agreements, Drainage Plans & Rates, Biomass & Solar Array Agreements, Irrigation and Ring Main details, Covenants and Development Clause and other general property information.

**Video Footage** of the farm can be viewed on our website and in the Data Room.

## Solicitors

Sills & Betteridge, Aquis House, 18-28 Clasketgate, Lincoln, LN2 1JN  
Telephone: 01522 542211.

## Local Authority

West Lindsey District Council - [www.west-lindsey.gov.uk](http://www.west-lindsey.gov.uk)

## Health and Safety

Given the potential hazards of a working farm, we ask that you are as vigilant as possible when viewing the farm for your own personal safety, particularly around the farm buildings.

## Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Buyer(s) shall indemnify the Seller for any VAT, which may subsequently be payable.

## Viewing

Viewing is strictly by appointment with the Selling Agents on (01652) 653669.

## Method of Sale

The land is offered for sale as a whole or in two lots by Informal Tender. The Seller does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Buyer(s).
3. Confirm full name and address and contact telephone number of the Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**Atterby House Farm Tender**".
6. Submitted not later than **12 noon on Friday 11 July 2025**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to Tony Dale (07920 126302) and Tom Norman (07920 232135) of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.

### Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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