



FAR WOOD FARM
BROUGHTON, BRIGG, NORTH LINCOLNSHIRE, DN20 0BJ



FOR ILLUSTRATION PURPOSES ONLY



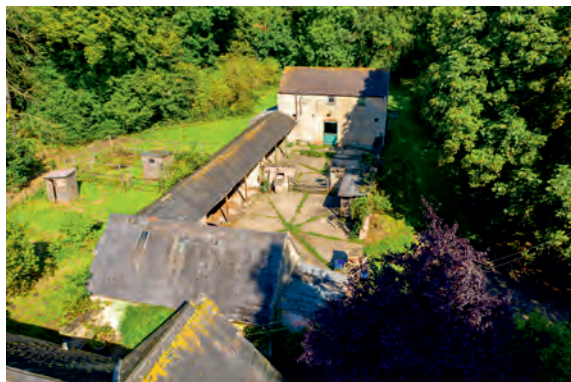
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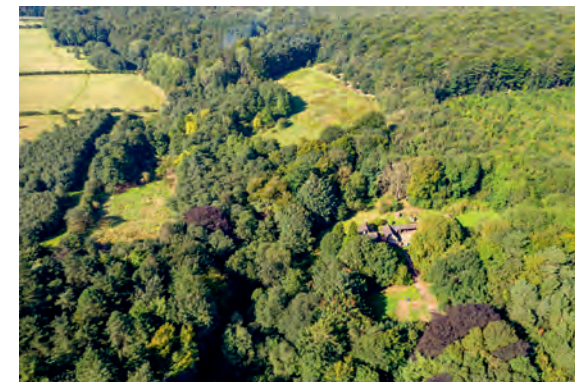
14.30 Acres (5.79 Hectares)

or thereabouts

(Brigg 3 miles, Scunthorpe 9 miles)



- Three bedroom detached farmhouse
- Useful range of outbuildings
- Adjoining woodland
- Paddocks



FOR SALE BY INFORMAL TENDER

CLOSING DATE:- 12 NOON FRIDAY 06 NOVEMBER 2020

FREEHOLD WITH VACANT POSSESSION

Solicitors

Gosschalks Solicitors
Queens Gardens
HULL
HU1 3DZ

Tel: 01482 590274

Mobile: 07814 495938

DX: 11902 HULL

Ref: Jonathan Beharrell

E-mail: jskb@gosschalks.co.uk



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

Fax: 01652 653311

DX: 24358 BRIGG

Ref: Tori Heaton

E-mail: tori.heaton@ddmagriculture.co.uk

FAR WOOD FARM, BROUGHTON, BRIGG

Introduction

Set in approximately 14.30 acres (5.79 hectares), this peacefully located cottage offers a superb opportunity to acquire a small holding with a three bedroom detached home in a semi-rural location with extensive outbuildings, woodland and grazing land. The property and outbuildings require full refurbishment and restoration. The range of traditional farm buildings could lend themselves to an extension to the main dwelling or conversion/development, subject to obtaining planning permission.

Location

The property is situated off the B1208, to the rear of the Jerry Green Dog Rescue Centre, approximately one mile to the north east of the village of Broughton and three miles north of the market town of Brigg. The village of Broughton offers local shops, pre-school and primary schooling, public houses, public transport connections, a church, village hall and adjoining library. The market town of Brigg hosts a large number of shops and businesses, well respected junior and secondary schools, a leisure centre and traditional street markets on Thursdays and Saturdays, together with a thriving farmers market once a month. Junction 4 of the M180 lies approximately three miles to the south of the property which provides for easy access on to the national motorway network.



FAR WOOD FARM, BROUGHTON, BRIGG



Property Description

The property comprises a detached stone built cottage under a slate roof with a useful range of traditional barns and stables.

The land comprises a useful block of stock fenced grassland totalling 6.29 acres (2.55 hectares) or thereabouts, the rest being woodland.

Ground Floor - snug/inner hall, kitchen, sitting room, rear entrance lobby, larder.

First Floor - Landing, south west double bedroom, bathroom, separate w.c., north east double bedroom, south east double bedroom.

Outside

There are lawned gardens and two small domestic outbuildings, namely a Coal Shed (attached to the cottage) and a Garden Store/former Wash House (within part of the Farm Buildings).



FAR WOOD FARM, BROUGHTON, BRIGG

Outgoings

North Lincolnshire Council
Environment Agency General Drainage Charge

Services

There are mains water and electricity supplies to the farm. Drainage is to a septic tank.

Energy Performance Certificate

The EPC rating is band G.

The Farm Buildings

These are principally of stone and brick construction under slate roof and comprise a range of traditional buildings including loose boxes/stables, tack room, store, crewyard and two storey Granary.

The Land

The land all lies around the farmstead and comprises circa 6.29 acres of grass land and 6.79 acres of woodland and ponds, or thereabouts. The land is classified as being Grade 3 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England & Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

Higher Level Stewardship Agreement

The land is currently in a HLS Agreement with Natural England until 31 October 2023. In particular, some of the land is to be used for low intensity grazing and there is to be no supplementary feed or use of fertiliser or herbicide. Furthermore, there must be control of undesirable species on the land such as Himalayan Balsam, Bracken and Rhododendron. The Purchaser(s) will be obliged to take on the Agreement and follow the management prescriptions set out by Natural England, a copy of which can be supplied by the Selling Agents on request.

Site of Special Scientific Interest

An area of the farm, extending to 0.79 hectare (1.95 acres) or thereabouts, is identified as Broughton Alder Wood Site of Special Scientific Interest (SSSI) which is an exceptionally good area for wildlife. This is a registered land charge and will therefore remain in perpetuity. Anyone interested in buying an SSSI is encouraged to contact Natural England, prior to doing so at Protectedsites@naturalengland.org.uk.



FAR WOOD FARM, BROUGHTON, BRIGG

Wayleaves, Easements and Rights of Way

There is a legal right of way over the access track to the farm which is believed to be in the separate ownership of the Margaret Green Animal Rescue Trust. The land is sold subject to all other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access whether mentioned in these details or not.

Tenure & Possession

The farm is offered for sale freehold with vacant possession on completion.

Viewing

Viewing is strictly by confirmed appointment with the Vendor's Selling Agents on (01652) 653669.

Method of Sale

The property is offered for sale as a **whole by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed form, available from the selling agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
 2. Confirm full name and address and contact telephone number of Purchaser.
 3. Confirm full name and address and contact telephone number of 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 "**Far Wood Farm Tender**".
 6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with recent changes to Anti-Money Laundering legislation.
 7. Submitted not later than **12 noon on Friday 06 November 2020**.
- 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.



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.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: TH/SJP/G010D

Date: 18 September 2020

The logo for DDM Agriculture, featuring the letters 'DDM' in a bold, white, sans-serif font inside a red rectangular box.

AGRICULTURE

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A photograph of a dense forest with many tall, thin trees and a thick canopy of green leaves. Sunlight filters through the trees, creating dappled shadows on the ground. The ground is covered with fallen leaves and some low-lying vegetation.

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Broughton, Brigg, North Lincolnshire, DN20 0BJ