



**HIGH STREET FARM, NORTH WILLINGHAM,
MARKET RASEN, LINCOLNSHIRE, LN8 3RN**

198.93 Acres (80.51Ha)

For Sale by Private Treaty as a Whole – Guide Price £2,750,000



PGM&CO.
Perkins George Mawer & Co.



**198.93 ACRES –
HIGH STREET FARM,
NORTH WILLINGHAM,
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LINCOLNSHIRE, LN8 3RN.**



PGM&CO. are pleased to bring to the market a valuable residential arable farm situated in the Lincolnshire Wolds and extending to about 198.93 Acres.

- **Attractive stone built, principal farmhouse**
- **Converted 4-bedroom barn providing separate family accommodation/letting potential**
- **Adjoining farmyard with useful range of modern and traditional buildings**
- **Productive arable land**
- **Potential for diversification, subject to planning**
- **Viewing by Appointment**
- **Guide Price: £2,750,000**

For Sale by Private Treaty as a Whole

Vacant Possession on Completion

Introduction

A versatile, residential arable farm sitting on the western escarpment of the Lincolnshire Wolds. The sale represents an opportunity to acquire a desirable property in a popular location with potential to improve and enhance.

Location

High Street Farm is situated in open countryside and fronts onto the B1225 (High Street) between Caistor (9.60 miles) and Horncastle (13.90 miles). Market Rasen is about 5 miles to the West. (what3words///surfer. animates.aboard – Postcode - LN8 3RN)

Humber Bridge – 27.90 miles
Humberside Airport – 16.10 miles
Barnetby Train Station – 19.10 miles
Market Rasen Station – 5.20 miles
Lincoln – 21.80 miles

Local amenities, shops, restaurants, leisure and schooling facilities are available in Louth, Caistor, Horncastle and Market Rasen. There is a livestock market at Louth.

Description

High Street Farm is a predominantly arable holding with a principal stone farmhouse and separate stone barn conversion with range of modern and traditional farm buildings arranged around a metalled farmyard.

It is considered to benefit from a high amenity and landscape value enhanced by the local topography.

The farm and its accommodation offer a wealth of diversification opportunities together with the chance to add further value through improvement.

A contiguous block of productive farmland arranged in a linear format on elevated ground (142m ODN).



High Street Farmhouse

An attractive stone and pantile, 4-bedroom dwelling with range of domestic outbuildings. Believed constructed in the early 1800's with a westerly aspect. The property has been improved over the years and whilst presented in fair condition, would benefit from further modernisation.

The accommodation (see floor plan) is arranged over 2-storeys and comprises:-

Ground Floor

Entrance Hall, WC, Utility, Utility Area, Kitchen/ Breakfast Room, Pantry, Dining Room, Study, Lounge, Sitting Room, Porch.

First Floor

Landing, Bedrooms (x5), Bathrooms (x2).

In all it extends to about 3,253.8 sq.ft (302.3 sq.m)

It is complimented with a metallated parking area, small range of domestic outbuildings and very pleasant gardens to the south elevation.

Services

Mains water and electricity are connected. Drainage is to a private system. There is an oil-fired AGA cooker in the Kitchen and an oil stove in the Study. Multi-fuel

stoves have been installed in the Dining Room and Lounge.

Council Tax

East Lindsey District Council – Band E

EPC - Rating G

Farmyard

Lying in close proximity to the farmhouse and providing the main entrance onto the public highway, is a good range of mainly modern farm buildings. The yard area extends in all to about 2.51 acres. It is made up of concrete and compacted stone and includes:-

Grain Store (3,600ft²)

Part steel framed construction with asbestos cement sheet cladding and roof with part block walls.

General Purpose Building (9,000ft²)

Believed constructed in the 1960's with later lean-to addition, of steel frame with asbestos/cement part cladding and roof and part block walls.

In addition, there is a range of supplementary traditional buildings of mixed construction.



The Stables

A former stone barn with pantile pitched roof believed converted in the early 1990's to provide 4-bedroomed accommodation arranged around an attractive gravel courtyard with 'L' shaped range of open fronted garages and outbuildings. (see floor plan).

The property is 2-storey with:-

Ground Floor

Hall, Kitchen, Dining Room, WC, Utility, Living Room..... leading to:-

First Floor

Bedrooms (x4) and Bathroom.

In all the total floor area is about 1902.9 sq.ft (176.8 sq.m)

Services

Mains water and electricity are connected. Drainage is to a private system. Heating is via an electric convection system.

Council Tax

East Lindsey District Council – Band C

EPC - Rating F



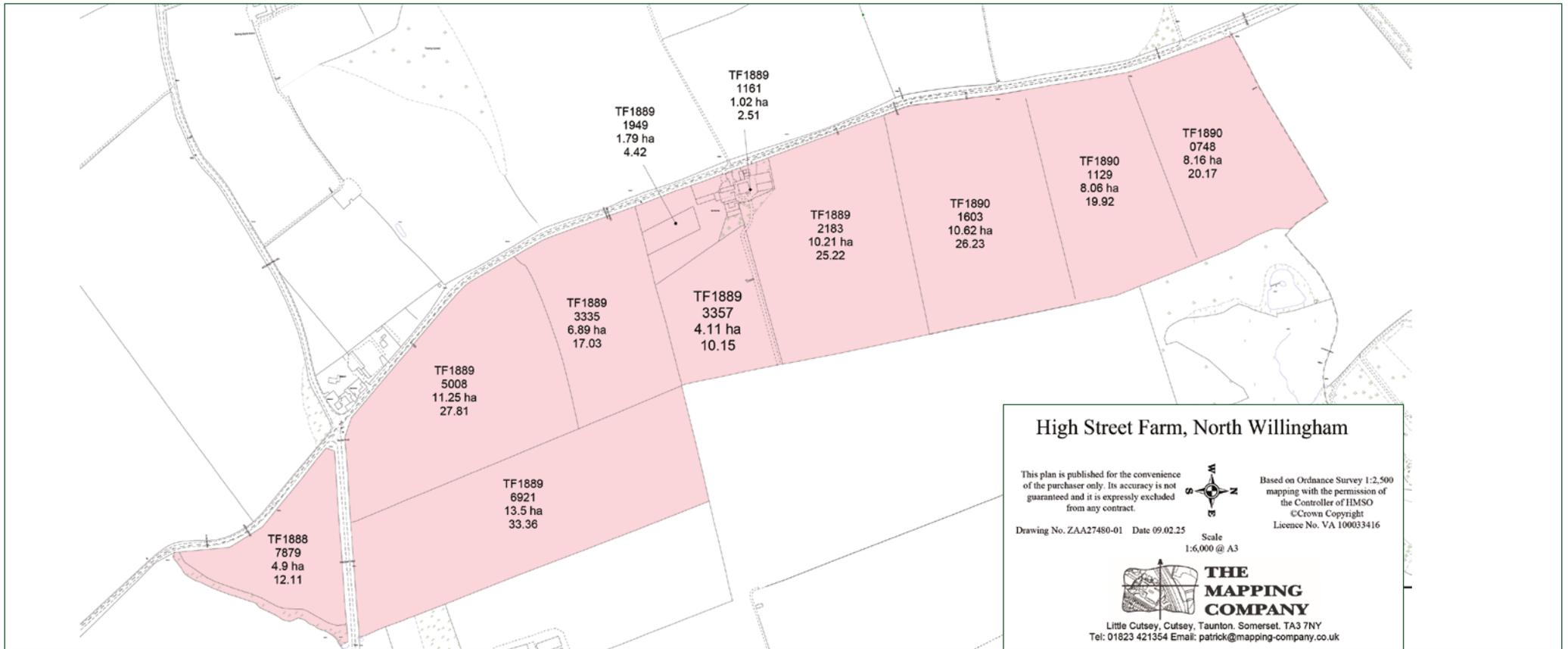
The Land

A compact block of mainly ring-fenced, arable land (192 Acres) with a small grass paddock (4.42 Acres) adjoining the farmstead.

It benefits from extensive road frontage to the Caistor High Street (B1255) providing direct highway access.

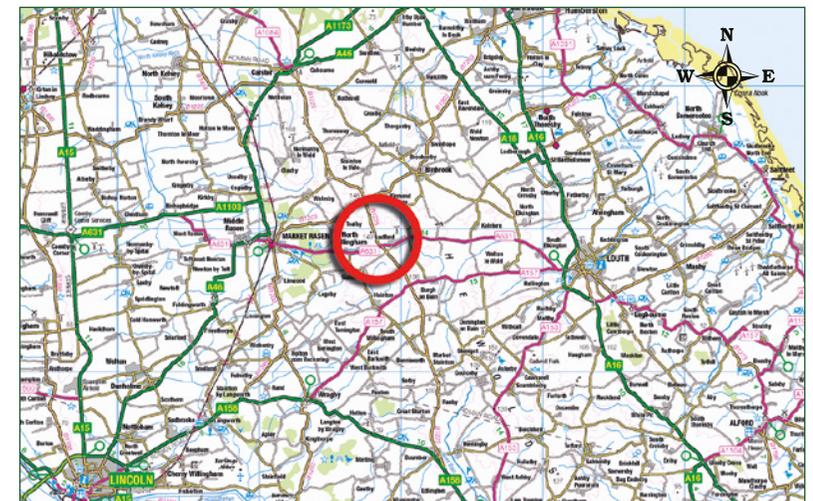
The land is classified Grade 2 by reference to the Agricultural Land Classification Map for the East Midlands region (ALC005).

The Soil Survey of England and Wales describe the land as being split into the Carselands and Andover 1 Associations. The most southerly land identifies as well drained, fine silty over clayey often flinty soils. Suitable for a range of spring and autumn sown crops. The land to the north is mainly well drained silty soils over chalk lime-rich and considered suitable for cereals, sugar beet and potatoes.



Field Schedule

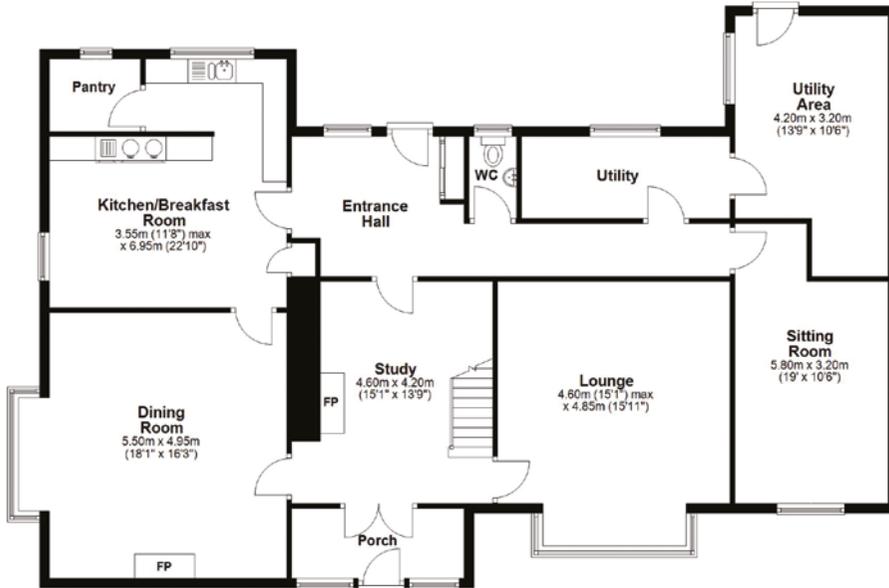
OS Ref	NG No.	Area (Ha)	Area (Ac)	Back Cropping				
				2026	2025	2024	2023	2022
TF1889	5008	11.25	27.81	Legume Fallow	Sp Barley	Sp Wheat	OSR	W Barley
TF1889	3335	6.89	17.03	Legume Fallow	Sp Barley	Sp Wheat	OSR	W Barley
TF1889	6921	13.50	33.36	Legume Fallow	Sp Barley	Sp Wheat	W Wheat	OSR
TF1890	1603	10.62	26.23	Legume Fallow	Sp Barley	W Wheat	Sp Beans	W Wheat
TF1890	0748	8.16	20.17	Legume Fallow	Sp Barley	W Wheat	Sp Beans	W Wheat
TF1890	1129	8.06	19.92	Legume Fallow	Fallow	W Wheat	Sp Beans	W Wheat
TF1889	2183	10.21	25.22	Legume Fallow	Sp Barley	Sp Wheat	W Wheat	OSR
TF1888	7879	4.90	12.11	Legume Fallow	Sp Barley	Sp Wheat	OSR	W Barley
TF1889	3357	4.11	10.15	Legume Fallow	Sp Barley	Sp Wheat	W Wheat	OSR
TF1889	1949	1.79	4.42	Grassland	Grassland	Grassland	Grassland	Grassland
TF1889	1161	1.02	2.51	Houses, Yard and Buildings				
TOTAL		80.51	198.93					



HIGH STREET FARMHOUSE

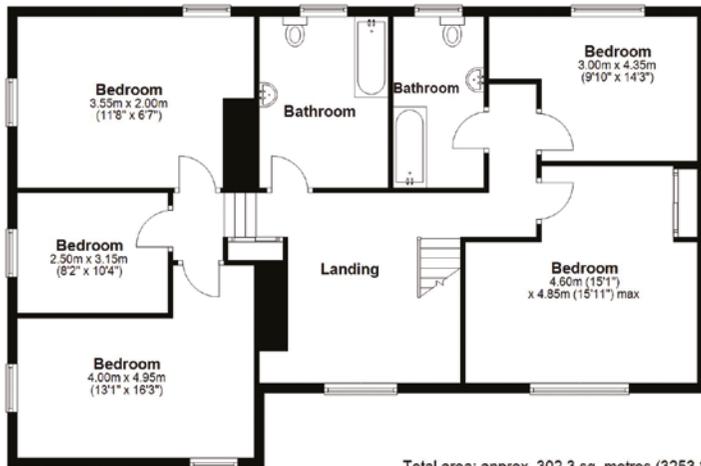
Ground Floor

Approx. 186.7 sq. metres (2009.5 sq. feet)



First Floor

Approx. 115.6 sq. metres (1244.3 sq. feet)



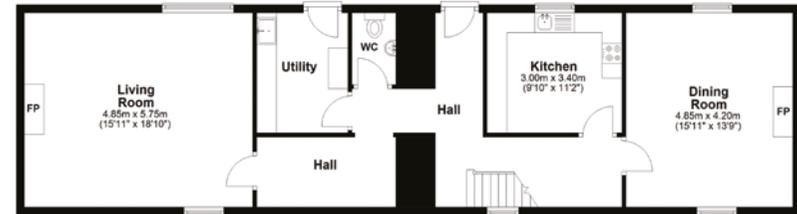
Total area: approx. 302.3 sq. metres (3253.8 sq. feet)

Robin Mapleston (info@epicforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

THE STABLES

Ground Floor

Approx. 83.8 sq. metres (902.2 sq. feet)



First Floor

Approx. 82.9 sq. metres (892.7 sq. feet)



Total area: approx. 176.8 sq. metres (1902.9 sq. feet)

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General Stipulations and Remarks

Method of Sale

The Property is offered For Sale by Private Treaty, as a Whole.

Tenure & Possession

The property is Freehold. Vacant possession will be granted on completion.

Holdover/Early Entry

Possession is available subject to holdover at no additional charge (where applicable). Early entry may be available by prior agreement.

Tenantright/Dilapidations

Should the sale give rise to a claim for tenantright, successful purchaser(s) will be required to pay for any seeds, fertiliser, cultivations, sprays and acts of husbandry relating to any growing crops on the land based on CAAV costings and actual costs. This will be at the discretion of the Selling Agent. Dilapidations will not be allowed.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

A gas pipeline traverses the land at High Street Farm. In addition, there are wayleaves in favour of Northern Powergrid for overhead ETL equipment.

A public footpath crosses the land.

Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

VAT

It is understood that none of the land is elected for VAT.

Rural Payments/Subsidy Schemes

There are no Entitlements included in the sale. Any delinked payments will be retained by the Seller.

Environmental Land Management Schemes

The land is sold subject to a Mid-Tier Countryside Stewardship Agreement which began in January 2023. It is for a 5-year term. The successful purchaser will be expected to fulfil any outstanding obligations and be the recipient of any future associated payments

Outgoings

Annual drainage charges are payable to the Environment Agency.

Drainage

The land is predominantly free-draining however there are some supplementary land drains in existence.

Nitrate Vulnerable Zone

The land is in a Nitrate Vulnerable Zone.

Designations

The Lincolnshire Wolds are designated as an Area of Outstanding Natural Beauty (AONB)

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

The areas and field numbers referenced in the Schedule are based on a hybrid of RPA/RLR plans and the latest OS mapping data

Fixtures & Fittings

All fixtures and fittings are excluded from the sale, unless mentioned in these particulars of sale.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.

Viewing

Strictly by appointment via the Selling Agent.

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PGM&Co.

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