



41.59 Acres - Pine Meadows, Caistor Road

Osgodby | Market Rasen | Lincolnshire | LN8 3SY

Guide Price £535,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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****NOW INVITING BEST AND FINAL OFFERS IN WRITING BY 12NOON MONDAY 7TH APRIL 2025****

We are pleased to bring to the market a 41 Acre residential smallholding comprising a general purpose farm building and several compartments of grassland. The property enjoys a secluded setting and views over open countryside side. The town of Market Rasen and its various services and amenities is located just 2.30 miles south, via the main Caistor Road (A46) south.

- ****NOW INVITING BEST AND FINAL OFFERS IN WRITING BY 12NOON MONDAY 7TH APRIL 2025****
- 41.59 Acres Pasture Land
- Part-built Self-build Dwelling
- Subject to Agricultural Occupancy Condition
- General Purpose Agricultural Building
- Views over open Countryside

Location

Lying off the (A46) Caistor Road the property is situated equidistance between the popular market towns of Caistor (2.2 miles north) and Market Rasen (2.3 miles south). Collectively offering primary, secondary and grammar schools, shops, pubs and a range of health and wellness facilities.

Situated in open countryside Pine Meadows offers views towards the Lincolnshire Wolds as well as convenient access to the Forestry Commission managed woodland known as Usselby Plantation.





Dwelling

The property presents an excellent opportunity for those interested in completing an unfinished self-build project (subject to Agricultural Occupancy Condition). The partly constructed bungalow in the centre of the holding, is of brick construction under tile pitched roof.

Extending to about 176.4 sqm (1,900 sqft) overall the plans provide for 3-bedrooms, ensuite bathroom, kitchen/diner, separate lounge, family bathroom and office/utility. In addition there is potential to extend the accommodation into the loft space (subject to planning where applicable). There are currently no windows or doors installed and services have not been connected.

The existing temporary caravan(s) accommodation is included in the sale, for the avoidance of doubt.

Farm Building

139'8" x 33'7" (42.59 x 10.25)

East of the dwelling is a 7-bay, steel portal framed, general purpose agricultural building originally constructed c.2012. The building benefits from an off grid power system, concrete floors, part block walls with profile sheet cladding and a fibre cement sheet pitched roof.

The accommodation is divided between a 4-bay workshop area, extending to 249 sqm (2,680 sq.ft) accessed via a roller shutter door and separate pedestrian door and open-fronted 3-bay livestock handling and housing area 187 sqm (2,012 sq.ft).





Planning

Planning Permission has been granted (dated 06/03/2016) for the erection of 1no. bungalow at Pine Meadows, Caistor Road - West Lindsey District Council, Ref: 131422. Planning is subject to an Agricultural Occupancy Condition which states, 'Occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such person and to any resident dependant'.

Development of the bungalow has commenced, Building Control Officer inspection notes from the stages of construction are available.

Land

The land lies in a convenient ringfenced block surrounding the buildings which are situated at the heart of the holding. Laid to a well established grass ley the land is divided into several compartments, each benefitting from borehole fed automatic water troughs and stock proof fencing on all boundaries. It has most recently been grazed by sheep.

The Land is classified as Grade III by reference to the Land Classification map for the region (East Midlands ALC005). It falls within Soilscape 15, per the LandIS register, which describes the land as naturally wet, sandy and loamy soils, suitable for a range of crops.

Services

There are currently no mains services connected to the property.

Drainage is to a private system.

Water is provided via borehole and filtration system. Electricity is via a diesel generator and supplementary battery storage which is monitored and controlled by a PS off grid System.

Enquires have been made regarding mains water and electricity connections. More information can be provided via the Selling Agent, upon request.

Access

Access to the property off Caistor Road is via a Right of Way granted (by the Forestry Commission) in favour of the subject property. The access is at all times and for all purposes.

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.

There are no public Rights of Way over the property.

OS Sheet No.	NG No.	Description	Area (Ac)	Area (Ha)	Eligible Area (Ha)
TF1092	2557	Arable	11.12	4.50	4.50
TF1092	2731	Arable	2.84	1.15	1.15
TF1092	2737	Arable	4.50	1.82	1.82
TF1092	3643	Arable	0.67	0.27	0.27
TF1092	3647	Arable	0.40	0.16	0.15
TF1092	3734	Arable	0.62	0.25	0.25
TF1092	3738	Permanent Grassland	0.62	0.25	0.25
TF1092	3830	Arable	0.67	0.27	0.27
TF1092	3855	Arable	0.42	0.17	0.17
TF1092	4034	Arable	0.59	0.24	0.04
		Permanent Grassland	0.00		0.10
TF1092	4244	Arable	0.15	0.06	0.06
TF1092	4446	House & Yard	1.09	0.44	
TF1092	4858	Arable	8.85	3.58	3.58
TF1092	5038	Arable	7.88	3.19	3.19
TF1092	5546	Arable	1.14	0.46	0.46
TF1092	5849	Arable	0.05	0.02	0.02
TOTAL			41.59	16.83	16.28

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.

Title

The land is registered and forms part of Title LL330806.

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. Photographs were taken October 2024.

Outgoings

Drainage charges are payable to the Environment Agency in the sum of £50.88 for the current period.

Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

Rural Payments/Environmental Schemes

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

The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility of formulating their own scheme.

Tenure & Possession

The property is offered for sale Freehold with Vacant Possession on completion.

Tenantright & Dilapidations

There will be no claim for tenantright. Dilapidations are not allowed.

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.

Method of Sale

The land is available for sale by Private Treaty.

Viewing

Viewing is strictly by appointment via the Selling Agent.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Solicitor

Grainger Appleyard Solicitors
26-27 Hall Gate
Doncaster
DN1 3NL





Backside Farm

Track

Birchwood House

Usselby Moor

TF1092 3855

Drain

TF1092 2557

TF1092 4858

TF1092 5849

Pine Meadows

TF1092
3647

TF1092 5546

TF1092 5546

TF1092
3643

TF1092 4244

TF1092 2737

TF1092
3738

TF1092 5038

TF1092
3734

TF1092 2731

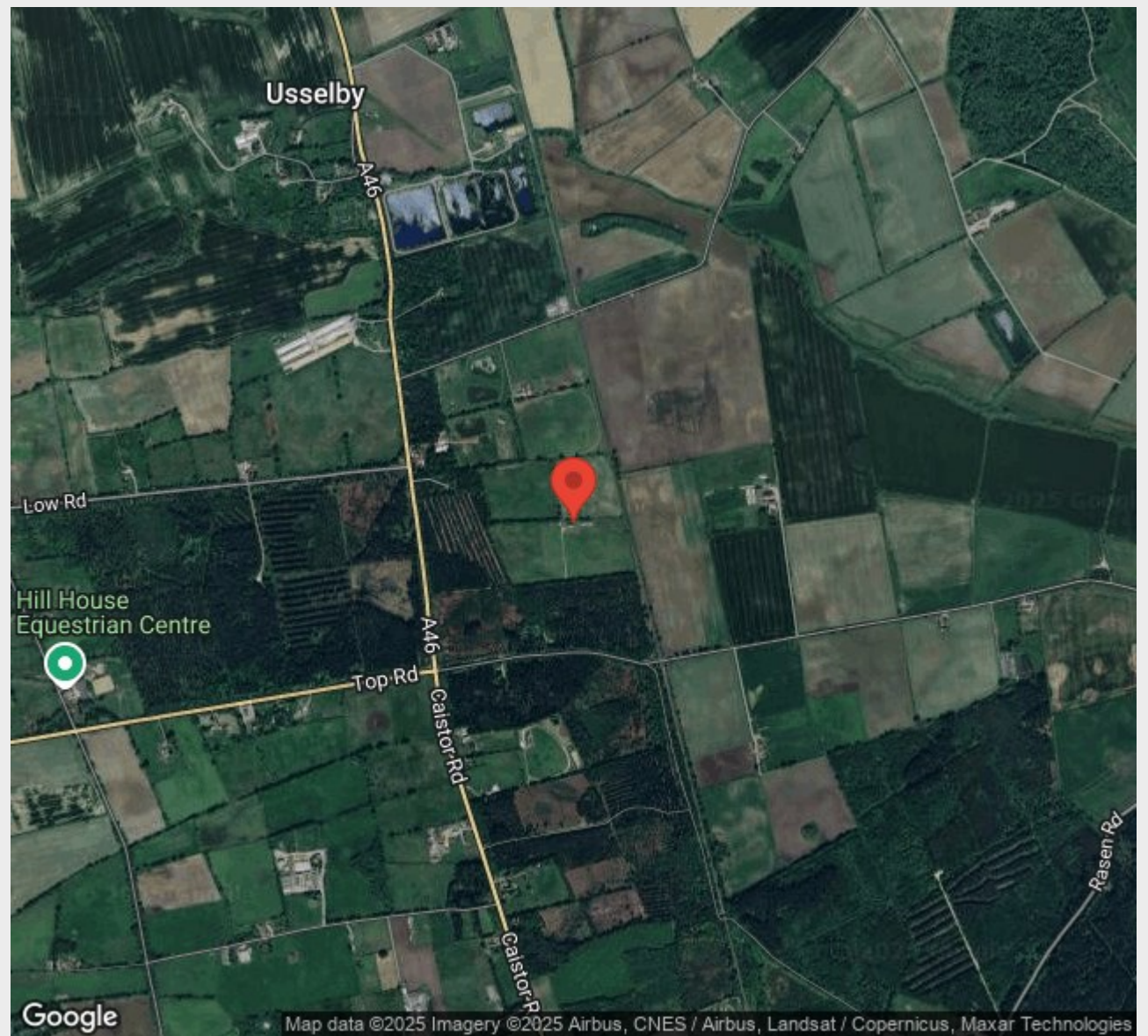
TF1092
3830

TF1092 4034

Usselby Plantation

Drain

34m



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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.