



East Hall Farm, Back Lane

Brattleby | Lincoln | Lincolnshire | LN1 2SQ

For Sale by Informal Tender - Guide Price £250,000



Perkins George Mawer & Co.

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

East Hall Farm

Back Lane | Brattleby

Lincoln | Lincolnshire | LN1 2SQ

For Sale by Informal Tender

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PGM&CO are pleased to bring East Hall Farm to the market. Nestled in the charming village of Brattleby, Lincoln, this delightful cottage situated on Back Lane represents a rarely available opportunity to acquire a run down dwelling and restore to modern standards.

This character stone cottage benefits from a peaceful location while still being within easy reach of local amenities and transport links.

- 3-Bedroom Stone Cottage
- Large Garden
- For Sale by Informal Tender
- Located in Brattleby village
- Range of Outbuildings
- Deadline: Friday 27th June 2025 at 12 noon





Location

Brattleby is a village and civil parish in the West Lindsey district of Lincolnshire. It is situated 5 miles (8 km) north of the city of Lincoln, to the west of the main A15. Lincoln offers extensive shopping and a wealth of places to eat and drink, health facilities, as well as a range of transport links and both primary and secondary schools.

Description

Of stone constructions under a pitched pantile roof the accommodation is arranged over two storeys briefly comprising: -

Ground Floor

Kitchen

14'3" x 12'3" (4.35m x 3.75m)

The main side door entrance opens out on the to the kitchen which has cream fitted base and wall mounted units with laminate work tops and stainless steel sink and drainer. Tiled splash back, cooker point, plumbing for a washing machine, a 'Worcester' boiler and single radiator.

Utility

Window on to rear gardens, radiator and door leading to...

Bathroom

Shower cubicle, sink, separate w/c and radiator.

Living Room

14'5" x 15'1" (4.39m x 4.60m)

Brick surround open fire place, fitted shelving and radiator, Dual aspect with views over the village green.

Hallway & Pantry Cupboard

Under stairs storage, radiator and door on to pantry with window on to rear, fitted shelves and water meter housing. Stairs to...

First Floor

Bedroom 1

14'5" x 17'0" (4.40m x 5.20m)

Fitted wardrobes, window overlooking front of property and village green.

WC

Together with with corner sink, and extractor fan.

Bedroom 2

14'3" x 6'0" (4.35m x 1.83m)

Window to east elevation, wooden flooring.

Bedroom 3

10'9" x 5'11" (3.30m x 1.82m)

Window to east elevation, wooden flooring.

Outside

Hall Farm is accessed via a private driveway directly off Back Lane. The property opens out on to gardens to the rear which are predominantly laid to grass with mature fruit trees. To the south of the dwelling is a detached stone outbuilding, offering additional covered storage space/outdoor amenity. The front of the property has part stone wall and part picket fence boundaries.

Services

Mains water, mains electricity and mains drainage are connected to the property. There is a mains gas supply fuelling the central heating system.

Local Authority

West Lindsey District Council

Council Tax Band: C

Designations

Brattleby village is designated a Conservation Area.



IMPORTANT NOTE: Reference to the Brattleby Neighbourhood Development Plan (2016 – 2036) indicates that the subject property has 'Locally Listed' status.

For the avoidance of doubt this designation does not have legal status. It is a level below Listed Buildings and is not covered by S1. of the Planning (Listed Buildings) Act 1990 or its protections/sanctions. However, it should be noted that the adjoining property to the north known as 'The Yews' is Listed, Grade II.

Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Tenure & Possession

The property is Freehold and will be sold with Vacant Possession.

Method of Sale

The Property is offered For Sale by Informal Tender, as a Whole.

All offers are subject to the tender conditions as set out on the Tender Form and must reach the Market Rasen office of the Selling Agent by not later than Friday 27th June 2025 at 12 noon.

Buyer Identity Check

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

Viewing

Viewing is strictly by appointment via the Selling Agent(s).

Joint Agent

Walters Rural (ref: Ray Phillips)

Tel: 01522 696496

Solicitor

Chattertons (Ref: Tom Price)

Lincoln

Tel: 01522 551187



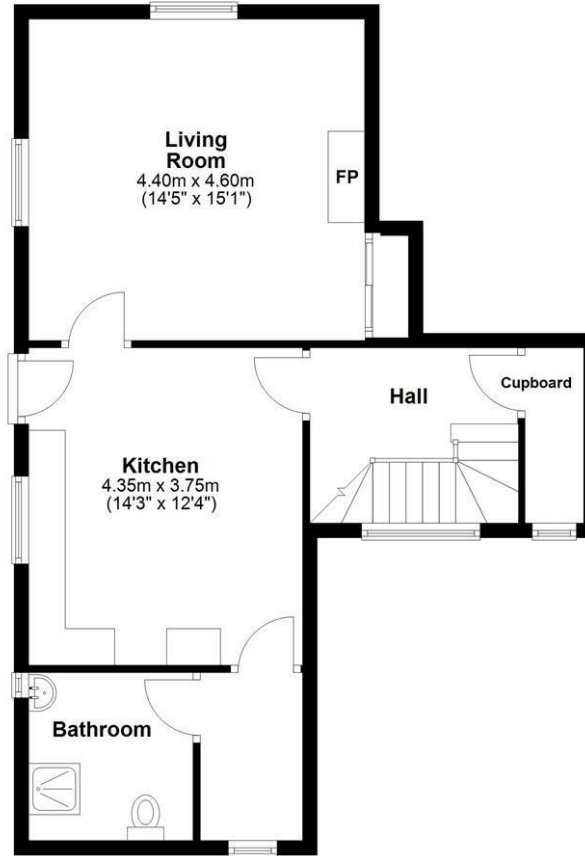


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

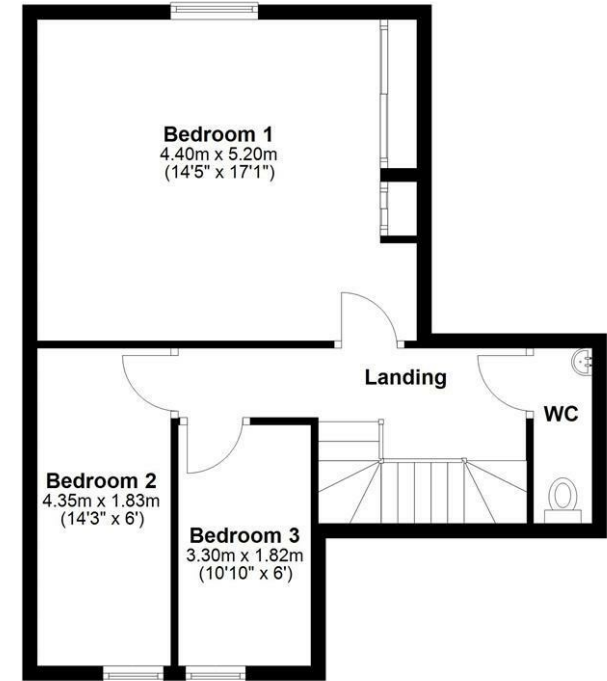
Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Total area: approx. 105.1 sq. metres (1131.4 sq. feet)

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

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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.



TENDER FORM

East Hall Farm, Back Lane, Brattleby, Lincoln, Lincolnshire, LN1 2SQ

(I/We) **Buyer Name:**

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **East Hall Farm, Back Lane, Brattleby, Lincoln, Lincolnshire, LN1 2SQ** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

As a Whole:

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

Solicitor Name:

Address:

.....

Tel No:

Email:

I can confirm we are / are not (*delete as appropriate*) cash buyers.

Signed: **Date:**

Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12 noon on Tender Date: Friday 27th June 2025** by either post or email. No late offers will be considered.
2. Postal offers should be submitted in writing in a sealed envelope clearly marked “**Brattleby**” in the top left corner.
3. Email offers should be sent to nick@perkinsgeorgemawer.co.uk only. They will be printed and put in a sealed envelope.
4. Offers must be for a precise sum of pounds sterling, and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
5. No offer will be considered which is calculable only by reference to another offer.
6. Offers should be made Subject to Contract only.
7. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
8. Please ensure that you clearly indicate which lot or combination of lots your offer is for. It is possible to offer in the alternative for both the whole as well as offering for a combination of any of the lots.
9. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
10. The vendors do not undertake to accept the highest or any offer.
11. Offeror(s) will be notified in writing to confirm whether or not their offer has been accepted within 5 working days. The successful offeror(s) will be expected to complete the purchase as soon as possible thereafter.
12. Successful purchaser(s) will be required to provide the necessary identification for the purposes of Anti-Money Laundering Regulations.