



**SWINTHORPE HOUSE FARM, SNELLAND,
MARKET RASEN, LINCOLNSHIRE, LN8 3SN**

16.47 Acres (6.67 Hectares)

For Sale by Informal Tender – Guide Price £850,000



PGM&CO.
Perkins George Mawer & Co.

**16.47 ACRES –
SWINTHORPE HOUSE
FARM, SNELLAND,
MARKET RASEN,
LINCOLNSHIRE, LN8 3SN.**

PGM&CO. are pleased to bring to the market a rarely available, small residential farm, lying in the open countryside north-east of Lincoln and extending to nearly 16.50 Acres.

- Detached 4-bedroom farmhouse.
- Extensive range of modern and traditional farm buildings.
- Productive arable and grassland.
- Rural location but good access to A46 (Lincoln/Market Rasen).
- For Sale as a Whole.
- Potential for wide range of uses (Subject to planning).
- Viewing by appointment.
- Guide Price: £850,000.

For Sale by Informal Tender as a Whole

**Tender Deadline –
Friday 3rd July 2026 at 12 noon**

Vacant Possession on Completion





INTRODUCTION

Swinthorpe House Farm presents a rare opportunity to acquire an attractive and highly versatile, residential holding with main farmhouse and good range of outbuildings enjoying a peaceful rural setting in the Lincolnshire countryside.

Approached via a quiet country lane and enjoying complete privacy with no immediate neighbouring properties, the farm combines the appeal of a traditional period farmhouse with an impressive range of agricultural and ancillary buildings together with productive arable and pastureland extending in all to about 16.50 Acres.

The property has remained within the same family ownership for many years and offers considerable scope for sympathetic modernisation and enhancement, whilst retaining its established agricultural character and charm.

The existing buildings and layout are considered suitable for a variety of future uses, subject to the necessary planning consents.

LOCATION

Situated between Lincoln (9 miles) and Market Rasen (5.50 miles) and accessed via Swinthorpe Lane.

what3words: ///headliner.crusaders.shows

Postcode: LN8 3SN

Humber Bridge: 35 miles

Humberside Airport: 23 miles

Lincoln Train Station: 10 miles

Market Rasen Train Station: 6 miles

The surrounding area offers an excellent range of amenities, schooling, leisure facilities, restaurants and independent shops, whilst the nearby A46 provides convenient connections throughout Lincolnshire and beyond. The nearest livestock market is in Louth (20 miles).



DESCRIPTION

A small, mixed holding with detached, 4-bed farmhouse and extensive range of both modern and traditional farm buildings arranged around a central farmyard.

The surrounding land is relatively flat with open vistas providing good amenity and having the benefit of no immediate residential neighbours. The buildings are considered to offer scope for a variety of uses and have been well maintained.

Lying immediately to the south and east of the property, the farmland comprises a long-standing rig and furrow paddock together with a single enclosure of productive arable land. (15m. ODN). The Barlings Eau forms the western boundary.



THE FARMHOUSE

An attractive, brick farmhouse with a tile roof with adjoining range of domestic outbuildings. The property was likely constructed in the mid to late 1800's. The accommodation is extensive. Arranged over two-floors, the property comprises;

Ground Floor: Entrance Porch; Living Room; Sitting Room; Hall; Pantry; Kitchen; Dining Room; Utility; Conservatory.

First Floor: Landing; Bathroom; W/C; Bedrooms (x4).

Overall, it extends to about 2,600 square feet (241.6 square metres).

Services

Mains water and electricity are connected. There is a private drainage system. A comprehensive mains oil fired heating system has been installed.

Council Tax

West Lindsey District Council: Band E.

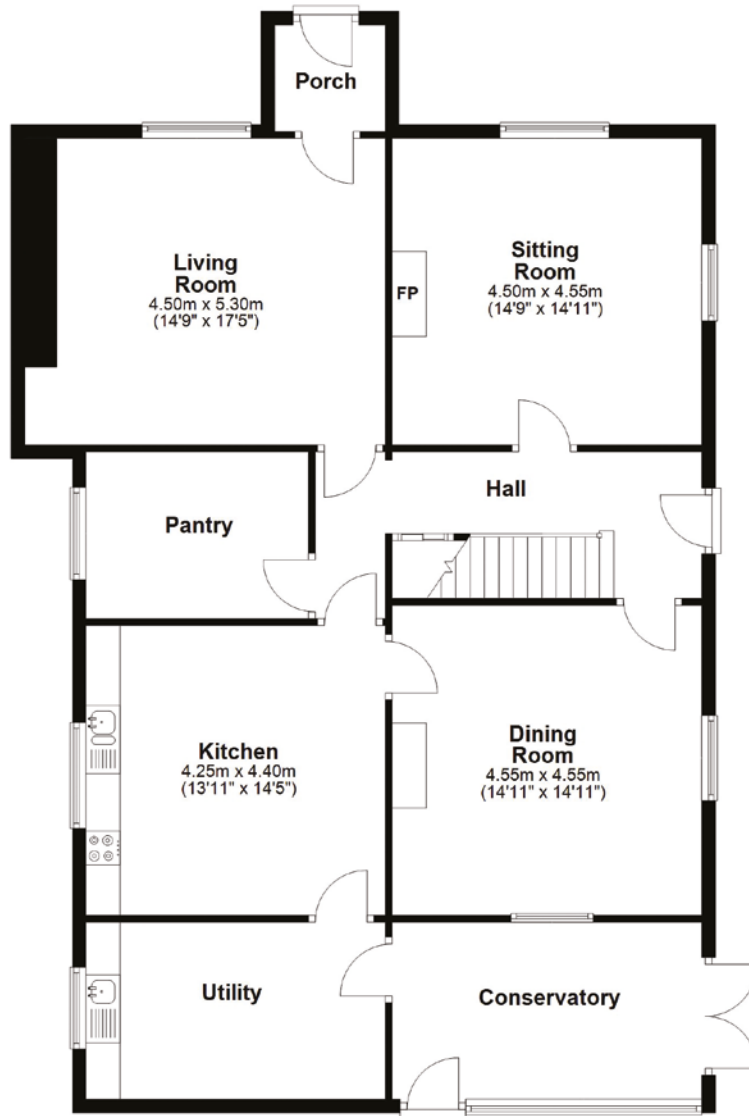
EPC

Rating F (See attached copy).



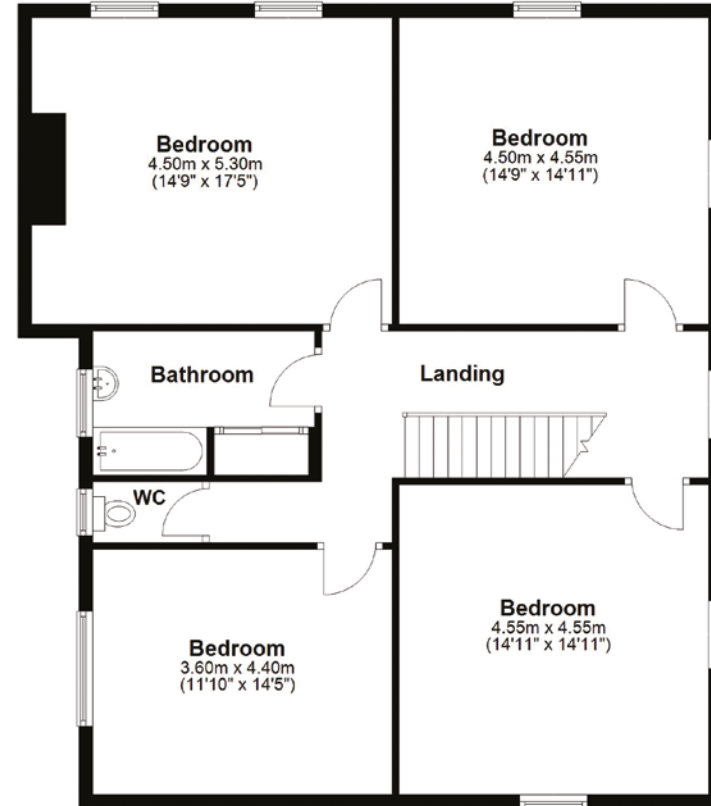
Ground Floor

Approx. 134.4 sq. metres (1446.3 sq. feet)



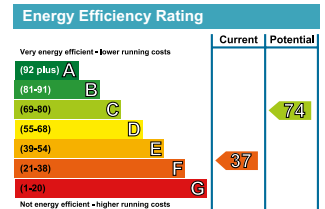
First Floor

Approx. 107.2 sq. metres (1154.1 sq. feet)



Total area: approx. 241.6 sq. metres (2600.4 sq. feet)

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



FARMYARD

Situated adjacent to the farmhouse is a good range of general-purpose farm buildings including corn store, Dutch barn and open-crew yard with surrounding loose boxes and former granary. The yard area including the farmhouse and grounds extends to about 1.75 Acres in all.

Grain Store (40' x 45'): Steel framed with lean-to, central drying tunnel, grain walling and fan. Concrete floor. Approx. 250t capacity.

Dutch Barn (60' x 30'): Steel framed, open-sided with lean to (18' x 30') with part block walls and part corrugated sheet cladding with A/C sheet roof. Concrete floor.

...together with extensive range of traditional mainly brick and tile buildings comprising;

Barn/store (27' x 15')

Calf pens (27' x 15')

(x4) Loose boxes (37'6" x 15')

Ex-dairy parlour (10'6" x 15')

Former milking parlour, incorporating pig pens (48' x 22')

Livestock accommodation (14' x 22')

Bull pen (20' x 13')

Garage/workshop (33' x 30') with lean-to (30' x 15')

Pig pens (30' x 30') with lean-to (30' x 15')

Pig pens (30' x 33') with lean-to (30' x 8')

Open crew yard (60' x 28'6").



THE LAND

Lying in a ring fence and adjoining the farmyard, it comprises two small paddocks of old grass (4.38 Acres) and arable land (10.34 Acres).

The land is classified Grade 3 by reference to the Agricultural Land Classification Map for the East Midlands Region (ACC005). LandIS Soilscales refer to the land as very productive, mainly loamy and clayey soils.

Schedule

OS Sheet No.	NG No.	Description	Area (Ha)	Area (Ac)
TF0581	1811	Arable	4.18	10.34
TF0581	3610	Permanent Pasture	1.44	3.55
TF0581	4210	Permanent Pasture	0.34	0.83
TF0581	3719	Farmhouse/Yard Etc...	0.71	1.75
TOTAL			6.67	16.47

GENERAL STIPULATIONS & REMARKS

Method of Sale

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 3rd July 2026, 12 noon.

Tenure and Possession

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

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.



Holdover/Early Entry

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

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.

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

There are no ELMS Schemes in existence on the land.

Outgoings

Annual drainage charges are due payable to the Environment Agency and local IDB.

Drainage

The arable land is believed to be under drained but no plans are available.

Nitrate Vulnerable Zone

The land is in a Nitrate Vulnerable Zone.

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.

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.

Nicholas Sharp

nick@perkinsgeorgemawer.co.uk

T: 01673 843011 or M: 07970 986364

Molly Williams

molly@perkinsgeorgemawer.co.uk

T: 01673 843011

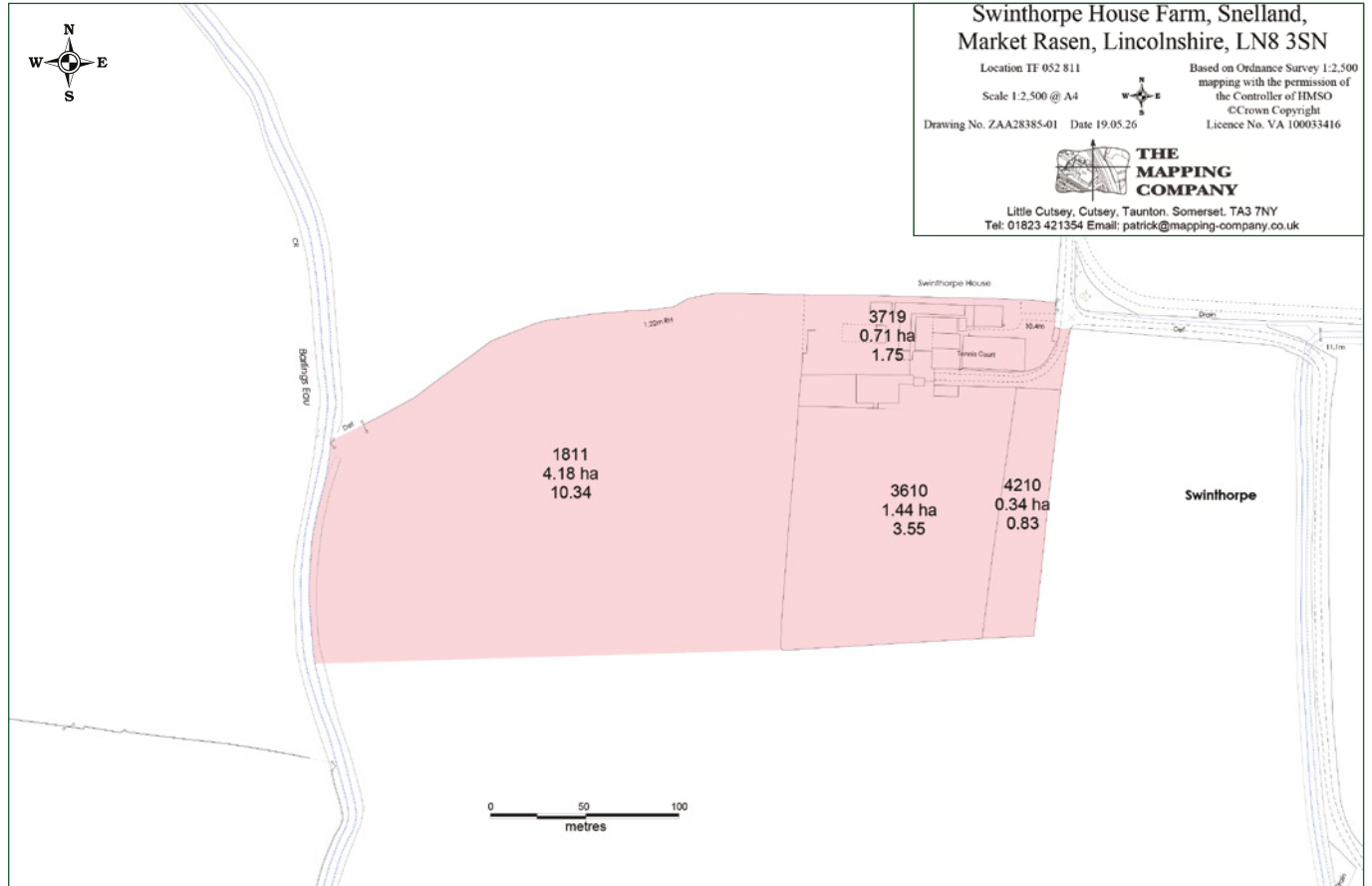
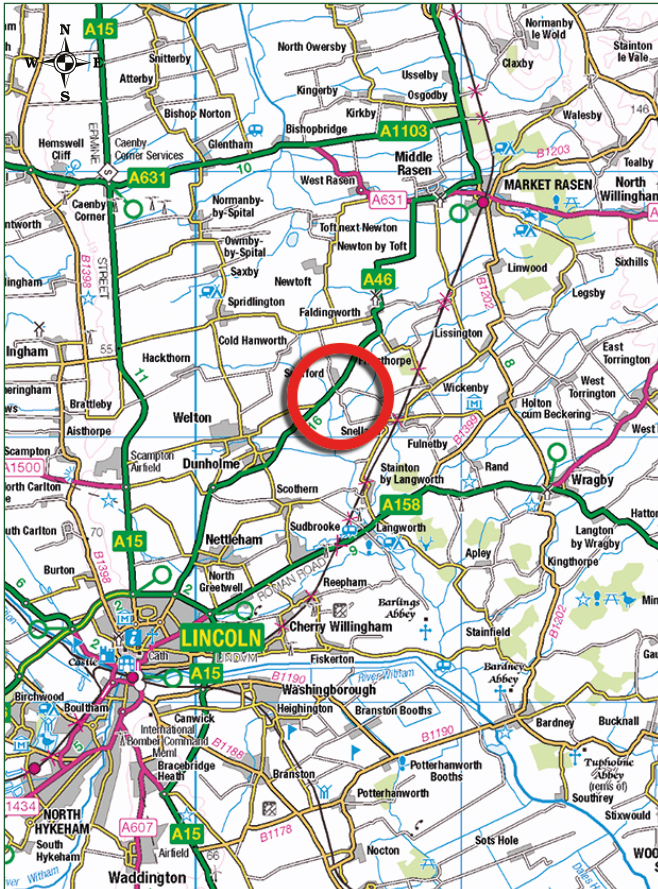
Solicitors

Bridge McFarland, 26 Market Place, Market Rasen, Lincolnshire LN8 3HL

Ref. David Harvey

E: dxh@bmcfc.co.uk

T: 01673 843723



Misrepresentation Act Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Perkins, George Mawer & Co has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in June 2025.

PGM&Co.

Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH
 01673 843011 | info@perkinsgeorgemawer.co.uk
perkinsgeorgemawer.co.uk



PGM&CO.
 Perkins George Mawer & Co.



TENDER FORM

Swinthorpe House Farm, Snelland, Market Rasen, Lincolnshire, LN8 3SN

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **Swinthorpe House Farm, Snelland, Market Rasen, Lincolnshire, LN8 3SN** 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:-

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 Friday 3rd July 2026** 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 "**Swinthorpe House Farm**" 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 (where applicable).
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.