

West Hall Farm

£ 4,210,000

📍 West Hall Farm, Welton, Lincolnshire

West Hall Farm is located to the north of Lincoln and to the east of the A15, comprising an excellent block of undulating Grade 2 arable land with an underground irrigation system and abstraction licence.

Please note that the vendor owns adjoining land and property known as West Hall Farmhouse and will be retaining the yard, farm buildings and drive to the north. The farm buildings may be available to lease by separate negotiation.

The area hatched blue on the plan will be subject to a development overage from the date of completion for a period of 50 years at 25% of any uplift in value arising out of development for non-agricultural and non-private equestrian use.

The area hatched green will be subject to a restriction preventing the use of the land for the keeping of pigs and poultry and erection of buildings.

Lot 1A

195.75 Acres (79.22 Hectares)

A long rectangular arable field with access from the north off the Welton Road.

Lot 1B

71.29 Acres (28.85 Hectares)

Arable field situated immediately to the west of the village of Welton which is gently undulating in nature and is accessed off the Welton Road.

Lot 1C

162.37 Acres (65.71 Hectares)

A parcel of arable land located to the south west of Welton village and accessed off the Dunholme Road via a hard surfaced roadway. Included within this lot is a former bunker (OS Grid Reference ? SK99687894) which originally formed part of the old Dunholme airfield.

Lot 1D

43.42 Acres (17.57 Hectares)

An arable field which benefits from direct access off the Dunholme Road via a private hard surfaced roadway.

Lot 1E

22.00 Acres (8.90 Hectares)

A rectangular arable field situated immediately to the north of Welton village and accessed directly off the public highway.

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