Country Properties

The National Rural Property & Planning Specialists

acorus rural property services

SURREY, Farnham
A semi-detached four bedroom house with sloped garden built circa 1973 located on outskirts of Farnham.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £399,000
(Ref: C335)



GLOUCESTERSHIRE, Coaley
Detached 4 bedroom bungalow with parking and large garden set in a rural position.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £410,000
(Ref: C340)



LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £265,000
(Ref: C339)



W SUSSEX, Cowfold
Detached 3-4 bedroom chalet bungalow with detached double garage and garden set in a rural location.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £910,000
(Ref: C338)



CAMBRIDGESHIRE, Oakington
Substantial six bedroom detached house with gardens and detached double garage extending in total to approx. 0.33 acre (STS).
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £625,000
(Ref: C343)



KENT, Underriver
Detached three bedroom house with gardens to front and rear located within the village of Underriver.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITON
GUIDE PRICE: £548,000
(Ref: C337)



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Farm or Equestrian Land, Wanted South of Cambridge

Private cash buyer seeks land and buildings. Will consider any wooded or arable acreage that provides at least 10 acres of grazing.

The dwelling may be in need of renovation. Situation is important: it must be south of Cambridge and ideally near to Saffron Walden, Newport or Audley End stations.

Please contact, in confidence, 07768 980053 or dergmor@gmail.com

ACCOMMODATION LAND WANTED to buy/rent must have road access, between 0.5 & 20 acre considered. Within a 10 mile radius of Hertford. SG14. Tel: 07944 331891 or Email: dtlewis@hotmail.co.uk

WANTED BARNS TO rent for winter months to house livestock, Also looking for Summer & Winter grazing land.. top prices paid! References from previous landowners can be seen. Please call Jane - 07842 430029 or Bonny - 07716 031160

Property for sale

DETACHED BUNGALOW IN Lapworth, Warwickshire, in approx 1 acre. Subject to agricultural occupancy condition. Freehold. £650,000. Hunters estate agents, Knowle. tel 01564 770707

Communications

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GUIDE PRICE: £410,000
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LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location.
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GUIDE PRICE: £265,000
(Ref: C339)



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GUIDE PRICE: £548,000
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SPECIAL PRICES FOR FARMERS

£1,000 OFF OMAR SHOW HOMES READY FOR DELIVERY

2DB fully fitted and furnished from £45,500

Also all sizes to order for your own spec
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SEDGEMOOR AUCTION CENTRE
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Tuesday 11th December at 11.00am

The Christmas Cracker Show & Sale of

175 DAIRY CATTLE

- **110 Freshly Calved Holstein Cows & Heifers** from HJ Baldwin & Sons, Bartonwood (x10), Beneknowle, Bettiscombe (x18), Cowindale, Cilgwyn, Courtway, Curscombe, Davlea, Dinnaton (x10), Dorset, Gorwyn, Holmead, Keevil, Mendip, Moorshard, Newmead, Otter, Panda, Pegasus, Rookhaye, Rosandra, Saddlers, Sandleaze, Starlet, Swallowdale, Tanglwyst, Wapley & Wiltor
- **13 Incalf Cows** from Bytham (7 – 8 months incalf)
- **38 Incalf Heifers** from Barrington Organic Partners (x17, Organic), Dayhouse, Rosandra, Stowey & KJ Waldon & Partners
- **5 Holstein Bulls** from Beneknowle, Curscombe, Panda, Starlet & Swallowdale
- **3 Yearling Heifers & 1 Heifer Calf** from Panda & Stowey
- **5 Embryos** from Hazellane

£1,200 Prize Money - Sponsored by ForFarmers, Lake & Co Chartered Certified Accountants, Mastergen, NMR & Wadland Finance

The sale contains over 100 grade 1 cows and heifers all freshly calved giving over 30-50 kgs per day. A great opportunity to bolster milk sales over the festive period.

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HEAVY DUTY REPLACEMENT troughs, for any parlour. Mangers, troughs complete. Vic Brown. Tel: 01260 226261.

LAND, FARMS & BUSINESS

Land & farms for sale

JHWalter

Lincolnshire Wolds at Binbrook
19.59 acres Arable
Grade 2 chalk wold which has grown sugar beet and potatoes
Edge of village location

Sale by Tender 6th Feb 2019
Guide: £185,000

JHWalter.co.uk | 01522 504304
timatkinson@jhwalter.co.uk

LEICESTERSHIRE GRASS FARM for sale. 73 acres, all clean pasture down to sheep. Spacious house free of conditions. Offers circa £1.55 million. Vacant possession on completion. Tel 07921853028, email browning.michael@hotmail.com

Land wanted

Arable grassland farm with livestock buildings wanted.

Tel: 07768 726445

A REQUIREMENT FOR Land suitable for Nursing Homes & retirement villages in south east England & south coast. Period House & land considered. 1.5 Acres - 20 Acres. Prime Land Consultants www.landrequired.co.uk. Tel: 01413 343303 or Email: info@landrequired.co.uk

£20,000 PER ACRE paid for agricultural land for poultry or leisure. Most locations considered. John Bowler 07966 124171.

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60 ACRE FARM with established diverse income streams providing lifestyle opportunity. Premium required for leasehold. South. Contact info@lifestylefarmtolease.com

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Country Properties

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CAMBRIDGESHIRE, Outwell
Large detached 3 bed house with good sized garden, D garage, small outbuilding and land in all extending to approx. 1.82ha (4.5 acres). SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £419,000
(Ref: C336)



GLOUCESTERSHIRE, Coaley
Detached 4 bedroom bungalow with parking and large garden set in a rural position. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £395,000
(Ref: C340)



SOMERSET, Stoney Stratton
Development opportunity to convert a stone and block built barn into a detached dwelling situated in a rural location. The plot extends in total to approx. 0.068 ha (0.17 acre) STS. Additional land may be available by separate negotiation.
OIRO: £299,995
(Ref: P226)



LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £265,000
(Ref: C339)



SCOTLAND, Aberdeenshire, Longside
Modern broiler unit with five purpose built poultry sheds, Manager's house, two additional cottages and farm office located approx. 7 miles west of Peterhead.
GUIDE PRICE: £700,000 + VAT
(Ref: P193)



KENT, Underriver
Detached three bedroom house with gardens to front and rear located within the village of Underriver. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £548,000
(Ref: C337)



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Land & farms for sale

Cruso & Wilkin

GALLOW HILL FARM
Burnham Market, Norfolk



Farm House and traditional Farm Buildings with Planning Permission for conversion, together with 61.79 acres of chalk pit, arable and grassland.

For sale by Informal Tender as a whole or 4 Lots.

Guide Price: £2,000,000

jgf@crusowilkin.co.uk 01553 691691

Seed Potato Business

For Sale as a going concern
Long established profitable trading business
Based in Central Scotland

Included in Sale: Attractive 4 bedroom Farmhouse
Potato storage for up to 11,000 tonnes
All growing and harvesting equipment together with boxes

For Sale
Offers Over £3,250,000

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Galbraith

Little Duxmore Farm, Havenstreet, Isle of Wight

£950,000



Centrally located in an AONB. Approximately 40 ha/100 acres in a ring fence presently in arable rotation. Including areas of copse amounting to approx. 3.44 ha. Extant planning permission for a residential dwelling (subject to an aoc) Modern farm buildings with yard.

Hose Rhodes Dickson 01983 527727

Country Properties

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NORTH LINCOLNSHIRE, North Somercotes
Poultry farm inc 3 bed bungalow. Total of 1,858m² rearing space plus ancillary buildings. Potential alternative uses. Extends to approx. 1.8ha (4.42 acres) (STS).
GUIDE PRICE: £450,000 + VAT for whole
Offers sought + VAT for lots
(Ref: P217)



CAMBRIDGESHIRE, Outwell
Large detached 3 bed house with good sized garden, D garage, small outbuilding and land in all extending to approx. 1.82ha (4.5 acres). SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £407,500
(Ref: C336)



LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £265,000
(Ref: C339)



LINCOLNSHIRE, Castle Bytham
A 4 bed det. farmhouse with s/c annexe providing additional 2 rooms set in 4.77 ha (1.93 a) with open countryside views and a covered swimming pool. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: POA
(Ref: C345)



NORFOLK, Great Ellingham
Development opp. to convert existing barn to det. dwelling with associated land extending in total to approx. 0.41 ha (1.01 acre) (STS). Option to acquire additional existing barn with B1 Business use approval by sep neg. Both situated in rural location.
GUIDE PRICE: £199,000
(Ref: P229)



KENT, Underriver
Detached three bedroom house with gardens to front and rear located within the village of Underriver. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £548,000
(Ref: C337)

Central Property Sales: 0845 60 11 047
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DEVON 40 ACRES Holsworthy, Arable/pasture land, river frontage, road frontage, South facing, £230,000, 07752 421999 - evening and weekends

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EPC: C

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Farms to let

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Land at West Rasen, Lincolnshire

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- Extensive road frontage
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- General purpose agricultural building
- Available as a whole or in up to 3 lots

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Brick House Estate - Herefordshire
£120,000 - £3.9m

6 bed Georgian farmhouse • Two 3 bed Victorian lodges • 21,100 ft² modern buildings • 16,300 ft² traditional brick buildings suitable for conversion STUC • In total 201 acres • For sale by private treaty as a whole or in lots • Best and final offers 2pm 21st May 2019 (unless sold previously)

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YO61 4AY Near Ampleforth

Farm comprising 137 acres, farmhouse and former farm buildings within easy reach of A19 and A168 connecting to the A1(M).

South-facing stone built farmhouse. Entrance hall, Sitting room-Dining room, Kitchen, Cloakroom/ Utility and double garage. 5 bedrooms, 4 bathrooms. Semi-derelict range of farm buildings, grain silo and general purpose building. Arable land, grassland, permanent pasture, woodland.

Guide price £1.7 million

FOR SALE, FREEHOLD, WITH VACANT POSSESSION.

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FARMER/DEVELOPER SEEKS options on potential residential or commercial development land within the South East. All planning & legal expenses covered. Many Local Planning Authorities have present Housing Shortfalls, but for how long? For an informal discussion kindly contact: hertsfarmer@gmail.com

£20,000 PER ACRE paid for agricultural land for poultry or leisure. Most locations considered. Stewart Adams 07779 544781.

Property wanted

WANTED: COLLECTION OF agricultural/ industrial buildings measuring at least 7,000 sqft in total for wedding and function venue. Areas of interest: Hampshire, Surrey and West Sussex, location must be commutable to London. Good access and picturesque outlook required. Freehold or Long Leasehold. Please contact Ellen on 07305 763911 or ellenlangdon@outlook.com

Communications

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Country Properties

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ESSEX, Wethersfield
Small former nursery comprising det. 3 bed house, 2 barns, garden, land with disused glasshouses, extending in total to approx. 0.70 ha (1.72 acres) (STS). SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £525,000
(Ref: C346)



SUFFOLK, Hintlesham
Substantial 5 to 6 bed det. character property extending in total to approx. 0.6ha (1.5 acres) (STS) together with 3 bay cart lodge/garage bldng. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £712,500
(Ref: C347)



LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £265,000
(Ref: C339)



LINCOLNSHIRE, Castle Bytham
A 4 bed det. f-house with s-contained annexe providing additional 2 rooms set in 4.77 ha (1.93 acres) with open countryside views and covered swimming pool. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £750,000
(Ref: C345)



SUFFOLK, Creeting St Mary
Potential development opportunity to erect 3 to 5 residential dwellings on land extending in total to approx. 0.75 acre. Additional land available by sep neg.
GUIDE PRICE: £450,000
(Ref: P232)



SCOTLAND, Aberdeenshire, Longside
Modern broiler unit with five poultry houses, three residential properties and an office extending in total to approx. 9.64 acres (3.9ha) on the outskirts of Longside.
GUIDE PRICE: £650,000 + VAT
(Ref: P193)



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Land & farms for sale continued







INVESTMENT PROPERTY

GRIMSBY | LINCOLNSHIRE

Investment property on the edge of Grimsby and Cleethorpes with development opportunities. Local Plan allocation for 1500 houses. 433 acres or thereabouts, farmhouse, pair of semi-detached bungalows and grain store subject to an Agricultural Holdings Act Tenancy. For Sale by Informal Tender as a Whole or in two Lots. Deadline 12 noon, Tuesday 6th August 2019.

Guide £4,000,000 | Approximately 433 acres

Martin Herbert
Brown&Co Grantham
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martin.herbert@brown-co.com

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Harwood House Park Road, Melton Mowbray, Leicestershire LE13 1TX



£950,000 – Vacant Freehold Site

Currently a prominent Melton Mowbray building, internal space of 285 Sq m.
Present use as office and storage space with 27 car parking spaces.
This building has significant redevelopment potential, CGIs are available for visualisation purposes – all buyers are asked to make their own planning enquiries prior to purchase.

EXCLUSIVE 0208 432 7330 www.exclusivepropertysales.co.uk



Farms wanted

EXPERIENCED POULTRY MANAGER looking for a broiler chicken farm for either profit share arrangement or possible rent. preferable with Red Tractor certification and with accommodation. any area considered. Telephone 07583722751.

Property for sale

WINCHESTER (5 MILES) DET. Bungalow with agricultural tie. 3 bedrooms, sitting room, kitchen, bathroom , double garage, garden. Price £595,000 Freehold. Pearsons 01962 853344

Business opportunities

INVESTOR SORT FOR large farming project in Russia. Land area up to 400,000ha for beef, sheep, dairy and cropping. Very good returns after first year. Please email RDMCG1965@gmail.com

Property wanted

WANTED: COLLECTION OF agricultural/ industrial buildings measuring at least 7,000 sqft in total for wedding and function venue. Areas of interest: Hampshire, Surrey and West Sussex, location must be commutable to London. Good access and picturesque outlook required. Freehold or Long Leasehold. Please contact Ellen on 07305 763911 or ellenlangdon@outlook.com

Communications

CB RADIO THUNDERPOLE thunderpole.co.uk





Country Properties

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LINCOLNSHIRE, Butterwick
A two bedroom detached bungalow with gravelled garden and integral garage set in a good sized plot. The property is in need of updating and modernisation.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £125,000
(Ref: C344)



SUFFOLK, Hintlesham
Substantial 5 to 6 bed det. character property extending in total to approx. 0.6ha (1.5 acres) (STS) together with 3 bay cart lodge/garage bldng.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £700,000
(Ref: C347)



DEVON, Spreyton
Development opportunity to convert agricultural barn into 2 dwellings located in rural position. The property in total extends to approx. 0.77 ha (1.9 acres). Planning permission granted for new access track
GUIDE PRICE: £400,000
(Ref: P233)



LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £265,000
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LINCOLNSHIRE, Castle Bytham
A 4 bed det. f-house with s-contained annexe providing additional 2 rooms set in 4.77 ha (1.93 acres) with open countryside views and covered swimming pool.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £750,000
(Ref: C345)



LINCOLNSHIRE, Spalding
Parcel of land extending in total to 1.57 ha (3.9 acres) in open countryside located 3.5 miles to south of Spalding. Land laid to grass and has been used to graze horses. Located to rear of 2 residential properties.
OIRO: £50,000 + VAT
(Ref: P227)



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Land & farms for sale continued

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Country Properties

The National Rural Property & Planning Specialists acorus rural property services

SUFFOLK, Hintlesham
Substantial 5 to 6 bed det. character property extending in total to approx. 0.6ha (1.5 acres) (STS) together with 3 bay cart lodge/garage bldng. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £700,000
(Ref: C347)



NORTH LINCOLNSHIRE, North Somercotes
Poultry farm for sale as whole or 2 lots. Lot 2 - Range of bldngs inc 3 bed bungalow. Lot 1 – 3 bldngs inc brick store with approval to change use to Business and Storage & Distribution. In all site extends to approx. 1.8 ha (4.42 acres).
LOT 2 - £300,000 + VAT;
LOT 1 - £100,000 + VAT
(Ref: P217)



DEVON, Spreyton
Development opportunity to convert agricultural barn into 2 dwellings located in rural position. The property in total extends to approx. 0.77 ha (1.9 acres). Planning permission granted for new access track.
GUIDE PRICE: £385,000
(Ref: P233)



LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £260,000
(Ref: C339)



LINCOLNSHIRE, Castle Bytham
A 4 bed det. f-house with s-contained annexe providing additional 2 rooms set in 4.77 ha (1.93 acres) with open countryside views and covered swimming pool. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £750,000
(Ref: C345)



SCOTLAND, Aberdeenshire, Longside
Modern broiler unit with five poultry houses, three residential properties and an office extending in total to approx. 9.64 acres (3.9ha) on the outskirts of Longside.
GUIDE PRICE: £650,000 + VAT
(Ref: P193)



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Land to let

JAS. MARTIN & CO.
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SIBSEY, LINCOLNSHIRE

TO LET BY INFORMAL TENDER

Arable Land
114 acres or thereabouts
Grade 2

TENDER DATE:
30th August 2019
To be sent to this office

Particulars on Request

8 BANK STREET, LINCOLN, LN2 1DS
TEL: 01522 510 234
FAX: 01522 511 274
EMAIL: MAILBOX@JASMARTIN.CO.UK
WWW.JASMARTIN.CO.UK

Land wanted

FARMER/DEVELOPER SEEKS options on potential residential or commercial development land within the South East. All planning & legal expenses covered. Many Local Planning Authorities have present Housing Shortfalls, but for how long? For an informal discussion kindly contact: hertsfarmer@gmail.com

LAND/WOOD REQUIRED. To buy, rent or lease. I'm looking for a piece of land or wood with approximately 120ft of navigable river or canal frontage to moor a Widebeam and narrowboat. Ideally this would be at least 10ft in depth or more with regular access. All types considered Please contact me by email: debsdeebee@msn.com

SMALL BUILDING PLOTS: AFA Planning are now seeking building plots for 1 to 15 dwellings UK wide with potential for development especially in or on the edge of villages & towns to make applications for owners; 'no win, no fee' options; ring 01480 218211 for the direct line to Alan Folkes our MD. www.afaplanningconsultants.co.uk

Land wanted

LAND WANTED IN Derbyshire and Nottinghamshire for poultry site development. DOUBLE AGRICULTURAL VALUE PAID. Must be in isolated location, good access and electricity nearby. Contact Stewart on 07779 544781

WE ARE LOOKING to take on additional organic farmers to produce organic quinoa under a buy back arrangement. We would like to hear from growers with quality fertile soils, a low weed burden and capabilities to dry. Please contact Stephen Jones using Stephen@britishquinoa.co.uk or 01939 270777.

Property for sale

SMALL HOLDING/EQUINE unit for sale at Purleigh, Essex. Four bedroom house, range of farm buildings including a tradition brick built Essex barn. 11 acres of grass on a quiet country road next to a mile long bridleway. Offers in the region of £995,000. Tel: 01621 828270 for further details.

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