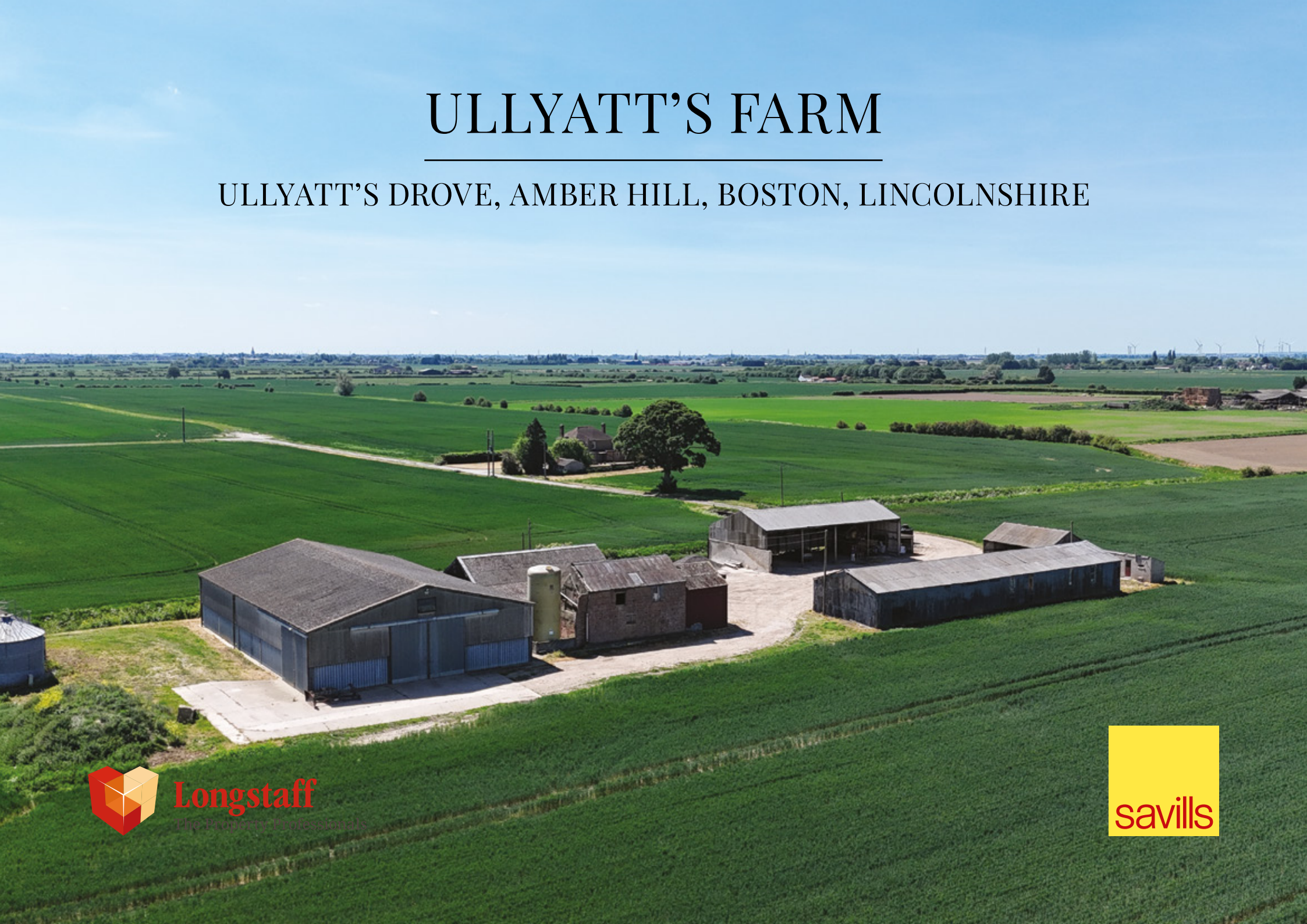


ULLYATT'S FARM

ULLYATT'S DROVE, AMBER HILL, BOSTON, LINCOLNSHIRE



Longstaff
The Property Professionals





ULLYATT'S FARM

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BOSTON, LINCOLNSHIRE

DISTANCES

Swineshead 5 miles | Boston 6.5 miles | Sleaford 14 miles
(All mileages are approximate)

PROPERTY SUMMARY

A productive ring fenced farm

Farmyard with range of farm buildings

Grade 2 arable land

Centrally positioned farmhouse

In all about 256.34 acres (103.74 hectares)

For sale by private treaty as a whole



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INTRODUCTION

Ulllyatt's Farm extends to about 256.34 acres (103.74 hectares) of grade 2 agricultural land capable of growing a variety of crops. The farmhouse known as The Beeches was built in circa 1954, it has until recently been tenanted with vacant possession now obtained. The farm is located in a highly productive farming area. The fields are all regular in shape, well sized and suitable for modern machinery. The farm could be operated as a standalone satellite unit or as part of a wider farming business.

SITUATION

Ulllyatt's Farm is situated off Ulllyatt's Drove, to the south of the hamlet of Amber Hill which lies within the productive farming area of the Lincolnshire Fens. The larger village of Swineshead has a range of amenities including a public house, convenience store and primary school.

Further amenities can be found in the market town of Boston including supermarket, restraints, bars and shopping centre. There are a number of schools in Boston included the well regarded Boston Grammar School.

The A17 lies about two miles to the west and provides access to the wider regional road network including the A15, A52 and A16. Boston benefits from a train station with regular trains running to Lincoln and Peterborough with changes required at Sleaford.





DESCRIPTION

BEECHES FARMHOUSE

A delightful four bedroom detached residential property set in the centre of the land benefitting from far reaching views out across agricultural land. We understand the house was constructed in 1954 with red brick walling and tiled roof, the property benefits from a southerly aspect. Beeches farmhouse is accessed via a farm track which runs from the public highway to the farmhouse and onto the yard.

There is a driveway to the front of the house with parking for a number of cars. There is a hedgerow running around the property creating a private setting. The kitchen is the focal point of the house, there a further two

reception rooms on the ground floor. There are 4 bedrooms on the first floor and a family bathroom.

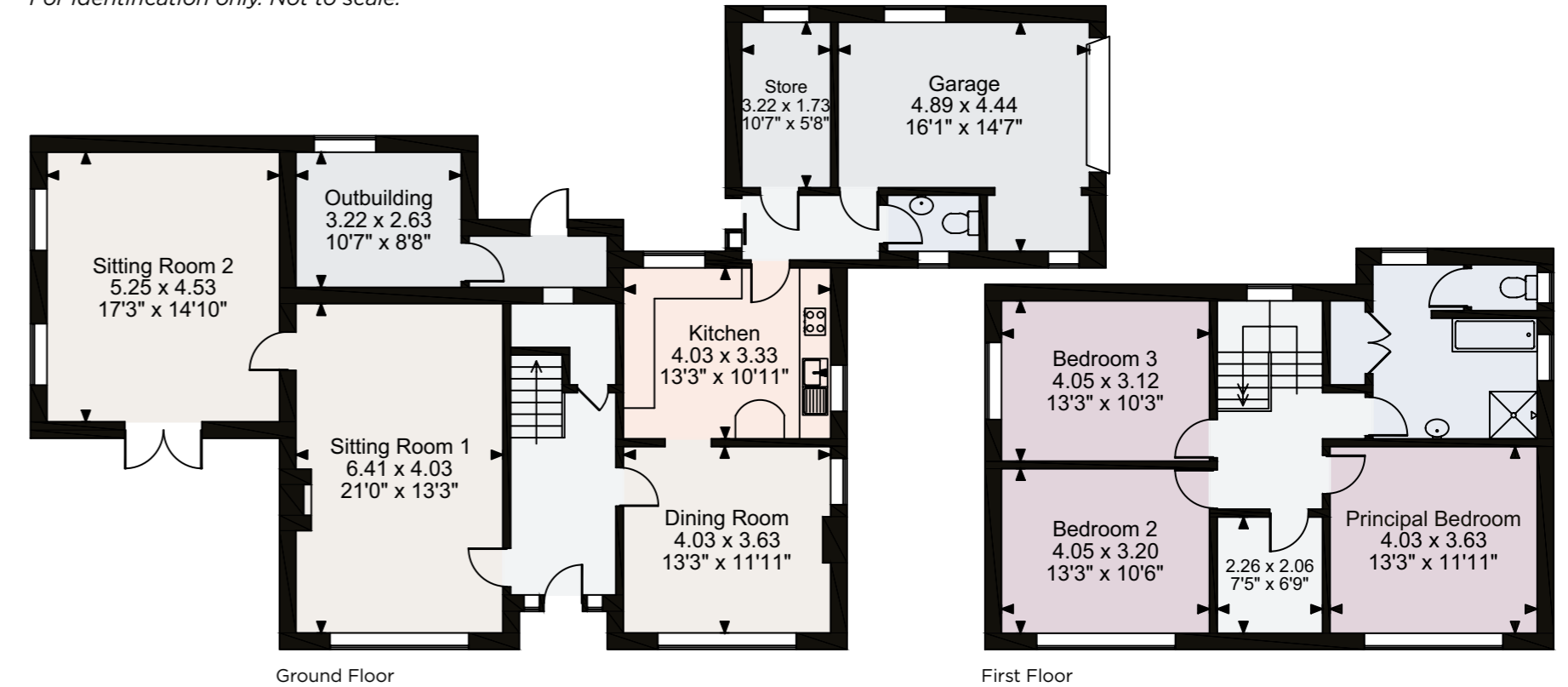
Outside there is a lawned garden with mature trees and a garage. The farmhouse is presently vacant and will be sold with vacant possession.

Occupancy	Water	Sewage	Electricity	Heating	EPC	Council Tax
Vacant	Mains	Septic Tank (not compliant)	Mains	Oil Boiler	E	C

BEECHES FARMHOUSE

Approximate Gross Internal Area:
Main House - 1,858 sq ft (173 sq m)
Garage - 196 sq ft (18 sq m)
Outbuilding - 122 sq ft (11 sq m)
Total - 2,176 sq ft (202 sq m)

For identification only. Not to scale.



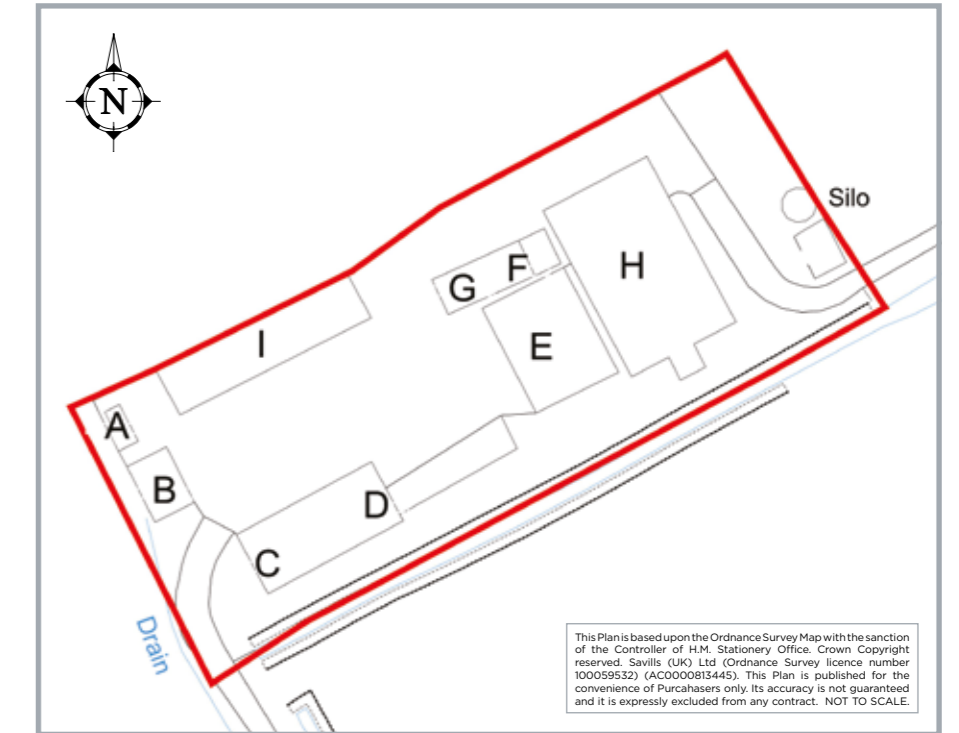


FARM BUILDINGS

The Farmyard and Farm buildings are situated to the north east of the residential dwelling and are accessed via the shared private access track which serves the farmyard, part of the agricultural land and residential property. The yard is predominantly hard stoned with some areas of concrete.

The yard comprises of a range of buildings, as well as a Bentall Airflow Circular corn bin with a 60 tonne capacity and a concrete sugar beet pad. The yard is in a central location providing a practical and convenient base for crop storage and machinery storage. A number of the farm buildings could offer opportunities for alternative uses subject to planning permission being obtained.

- A. W/C & Washroom:** Constructed from breeze block, extending to approximately 12.99m².
- B. Former cart Shed:** This is presently used as a general purpose storage building on a soil floor, it offers scope for a number of alternative uses, subject to the relevant permissions being obtained, extending to approximately 68.54m².
- C. Timber frame lean to:** Positioned on soil floor, cement fibre roofing and cladding, extending to approximately 32.12m².
- D. Open fronted pole barn:** Pitched sheeted roof, breeze block dwarf walling with a soil floor, extending to approximately 229.83m².
- E. Workshop:** Steel frame, insulated, concrete floor, concrete walls and three phase electricity connected extending to approximately 265.72m².
- F. Traditional Barn:** Red brick barn, pitched roof, concrete floor, general purpose storage facility, scope for alternative uses, extending to approximately 53.22m².
- G. Lean to:** Cement fibre clad lean to adjoining traditional red brick barn, pitched roof, extending to approximately 29.60m².
- H. Grain Store:** 950 tonnes capacity grain floor, steel portal frame, steel grain walling, drying floor, timber air duct fan house with electric fan, extending to approximately 562.60m².
- I. General Purpose Building:** Cement fibre sheeted building, personnel access door, concrete floor extending to approximately 86.14m².





FARMLAND

The land extends to 256.34 acres of highly productive agricultural land. The land is classified as Grade 2 on the Land Classification Map of England & Wales and forms part of the Wallasea II Association of Soils, which is described as being formed from marine alluvium deposits which is capable of growing winter cereals, sugar beet, potatoes and field vegetables.

The land has historically in the past grown potatoes the full back cropping is listed below. The fields are a regular shape and size suitable for modern farm machinery and agricultural purposes. Access for the land is taken either directly from the public highway or via the central farm track allowing for efficient movement across the holding.

There is a separate field located to the east of Claydike Bank, there is a field gateway directly off the public highway. We are informed that all of the arable land benefits from a comprehensive and regularly maintained underdrainage scheme. This allows for strong yields to be achieved across the land.

GENERAL REMARKS

METHOD OF SALE

The freehold of the property is available as a whole by private treaty. Offers for part of the land may be considered. All prospective purchasers are encouraged to register their interest with the selling agents.

The Vendor will be seeking an exchange of contracts within 42 days of the Purchaser's solicitor receiving a draft sale contract. It is expected that completion of the sale will take place as soon as possible. The Purchaser will be required to pay a 10% deposit upon exchange of contracts or on early entry what ever is sooner.

TENURE & POSSESSION

The freehold is offered for sale, with vacant possession being provided on completion.

HOLDOVER

It is anticipated completion of the sale will tie in with harvesting off crops, therefore, no holdover is anticipated across the farmland.

A period of holdover for the storage and movement of crops will be required up until 21st December 2026 across the farm buildings.

INGOING VALUATION

If applicable, in addition to the purchase price, the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made upon completion at the figure assessed by the vendor's valuer based upon CAAV rates or contractor's rates where applicable and invoice costs of seeds, fertiliser and sprays applied plus enhancement value.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Registry, the vendor has claimed and will retain the 2025 Basic Payment (BPS) and any subsequent payments based on previous entitlements and historical claims.

ENVIRONMENTAL STEWARDSHIP SCHEME

There are currently no Environmental Stewardship Scheme's running across the land. The land has been entered into the Sustainable Farming Incentive, on completion the land will be removed from the Sustainable Farming Incentive.

DESIGNATIONS & LISTINGS

The land lies in a Nitrate Vulnerable Zone.

PLANNING

The farm is offered for sale subject to any current or past development plans, Tree Preservation Orders, Town Planning Schedules, Applications, Permissions and Resolutions which may be or may come into force. The purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

LOCAL AUTHORITY

Boston Borough Council
Municipal Buildings, West Street, Boston, PE21 8QR

COUNTY COUNCIL

Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

SERVICES

The farm buildings benefit from a mains water supply and three phase electricity connection in some of the buildings.

MINERAL, SPORTING & TIMBER RIGHTS

Rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the Vendor.

Sporting rights and the game cover plots are to be retained by the Vendor or their nominee until 1st February 2027. A small family shoot has operated across the land.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether public or private whether mentioned or not.

DRAINAGE RATES

Annual drainage rates are payable to the Black Sluice Internal Drainage Board.

BOUNDARIES

The boundaries are based on Ordnance Survey data and are for reference only. The purchaser(s) will be deemed to have full knowledge of the boundaries, and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise regarding the boundaries or the particulars, schedules, or plan, such questions shall be referred to the selling agents, whose decision shall be final.

VAT

In the event that the sale of the property, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration.

VIEWINGS

All viewings must be arranged through Savills and the Joint Selling Agents R. Longstaff and Co LLP . Given the potential hazards of a working farm, we ask that for your own safety, to be as vigilant as possible when making any inspection, particularly around the farm buildings.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser(s) will be required to provide proof of identity and address prior to the instruction of solicitors.

POSTCODE

PE20 3RE

WHAT3WORDS

Farm Buildings: ///myths.panel.couple



SCHEDULE OF BACK CROPPING

Field	Field No.	Area (Ha)	Area (Ac)	2025/26	2024/25	2024/23	2023/22	2022/21	2021/20	2020/19
1	TF2345 4168	8.02	19.81	SFI	SFI	Sp Barley	W Wheat	S Beet	W Wheat	V Peas
2	TF2244 8074	54.00	133.43	W Wheat	S Barley	S Barley	S Beet	W Wheat	W Wheat	V Peas
3	TF2344 2599			W Wheat	S Barley	S Barley	S Beet	S Barley	W Wheat	V Peas
4	TF2345 5113			W Wheat	S Barley	S Barley	S Beet	S Barley	W Wheat	V Peas
5	TF2344 3174			W Wheat	S Barley	S Barley	S Beet	W Wheat	W Wheat	V Peas
6	TF2344 0218	40.82	100.88	W Wheat	S Beans	S Barley	W Wheat	S Beet	W Wheat	V Peas
7	Farmyard	0.63	1.55		Yard	Yard	Yard	Yard	Yard	Yard
8	Main track	0.102	0.25		Access	Access	Access	Access	Access	Access
9	Residential	0.17	0.42		House	House	House	House	House	House
Total		103.74	256.34							

CONTACT

Viewings are strictly by prior appointment with the Vendor's Agents:

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Lincoln LN6 3SE

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