



Ashtree Farm, Leagate Road, Gipsev Bridge,  
Boston, Lincolnshire, PE22 7BZ

Will Barker  
& Co

# Ashtree Farm, Leagate Road, Gipsey Bridge, Boston, Lincolnshire, PE22 7BZ

- 3 Bedroom Farmhouse
- Barn for Class Q Conversion

- Available as a whole or in lots
- Set in 1.10ha (2.73acres)

- Rural Location
- Redevelopment Opportunity

## £390,000

Will Barker & Co  
12 The Point, Lions Way  
Sleaford, NG34 7SU  
01529 414555  
info@willbarker.co.uk  
www.willbarker.co.uk

### General Description

The property enjoys far-reaching views whilst remaining conveniently located for access to local amenities and transport links. The farmhouse retains its traditional brick-built charm and offers versatile accommodation arranged over two floors, making it ideal for families, those seeking a rural lifestyle, or purchasers looking for a property with scope for further enhancement.

The ground floor comprises a kitchen, separate dining room, lounge and an additional sitting room, providing flexible living and entertaining space. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from extensive off-road parking and a traditional brick-built barn with its own independent access. The barn offers excellent potential for a variety of uses, subject to any necessary consents, and will appeal to those requiring storage, workshop space, or facilities for hobby farming and equestrian interests.

### Location & Situation

The property is rurally situated approximately 9.1km (5.7 miles) north from the historic port town of Boston, 31.8km (19.8 miles) east from the town of Sleaford, and 47.3km (29.4 miles) southeast of the City of Lincoln.

### Planning Permission

The Barn has Class Q permission for a 3-bedroom barn conversion, being granted by East Lindsey District Council on 4<sup>th</sup> June 2026.

Full details of the permission can be viewed on the council's planning website.



### **Conditions of Sale/Covenants**

To protect the value of the vendor's retained farmland and each of the lots the vendor will enforce a simple covenant on the sale to ensure that no noisy nor offensive businesses are conducted from either of the properties.

### **Access**

The properties are accessed directly from The Leagate Road, having road frontage onto it, each property will have its own private driveway.

### **Fencing Obligation**

The purchaser shall erect and thereafter maintain a suitable fence around the property to the reasonable satisfaction of the vendor.

### **Services**

The House has main electricity as well as mains water, the barn is not connected to any mains services and purchasers must make their own enquiries with the relevant utility provider.

### **Wayleaves, Easement & Rights of Way**

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these sales particulars.

### **Method of Sale**

The freehold interest is being offered for sale by Private Treaty.

### **Plans, Areas & Boundaries**

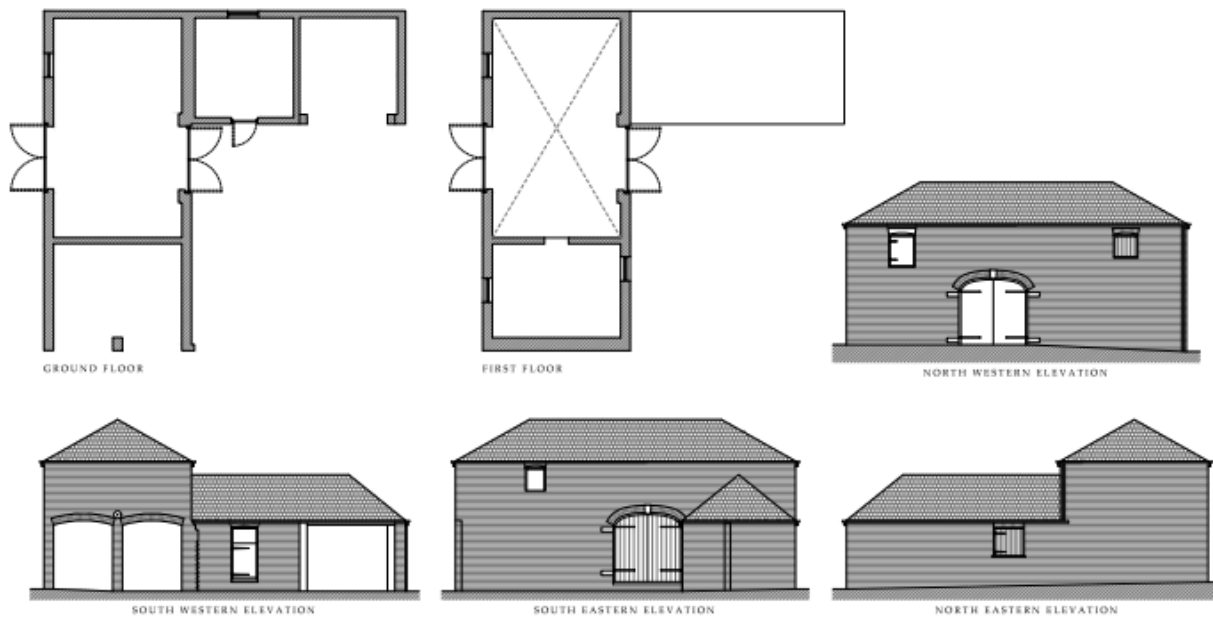
The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

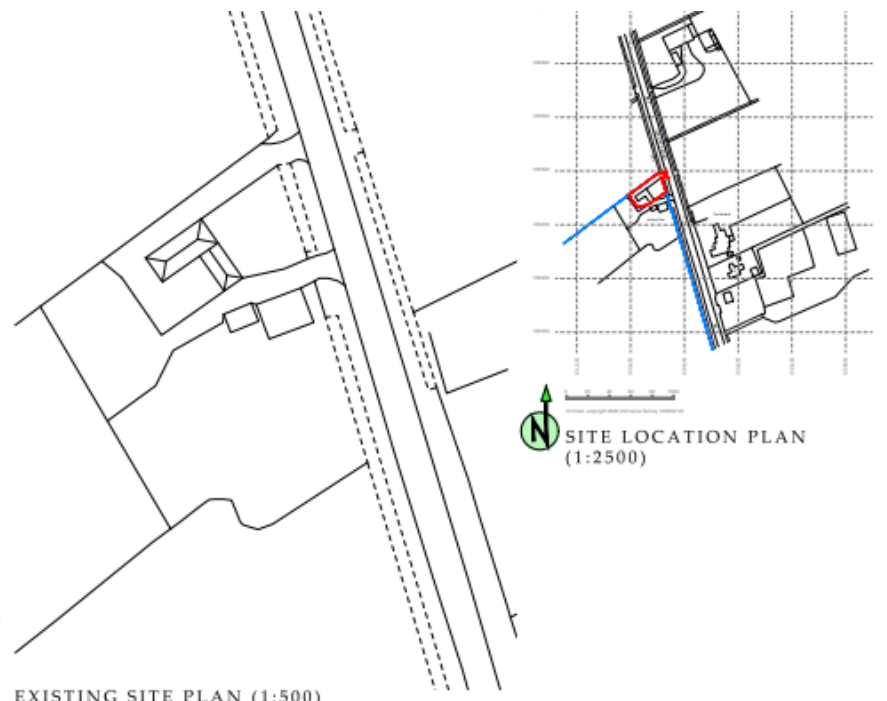








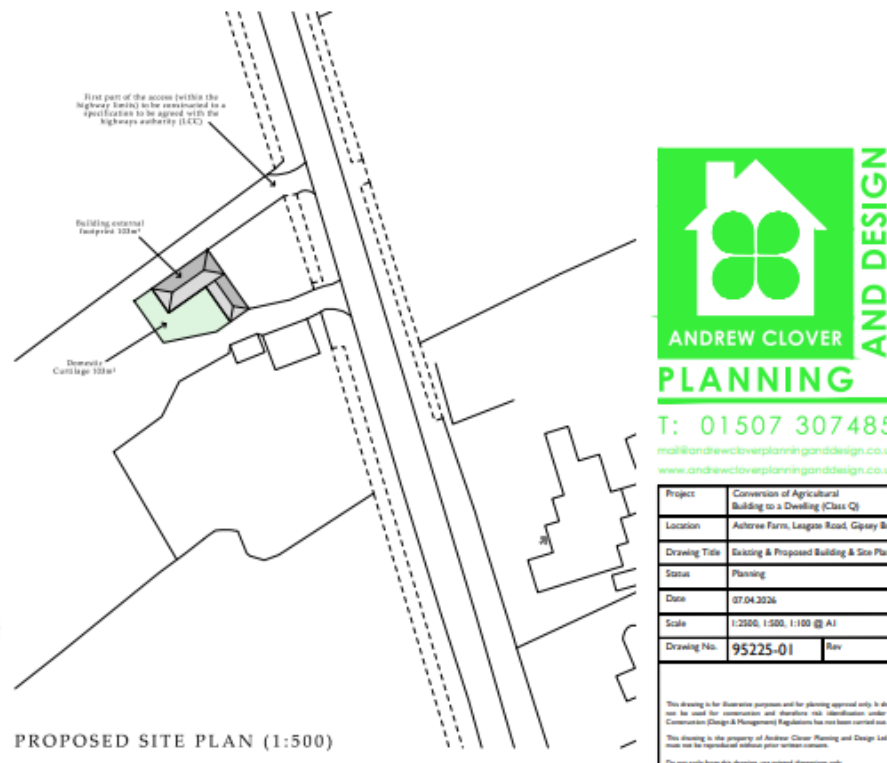
EXISTING PLANS & ELEVATIONS (1:100)



EXISTING SITE PLAN (1:500)



PROPOSED PLANS & ELEVATIONS (1:100)



PROPOSED SITE PLAN (1:500)



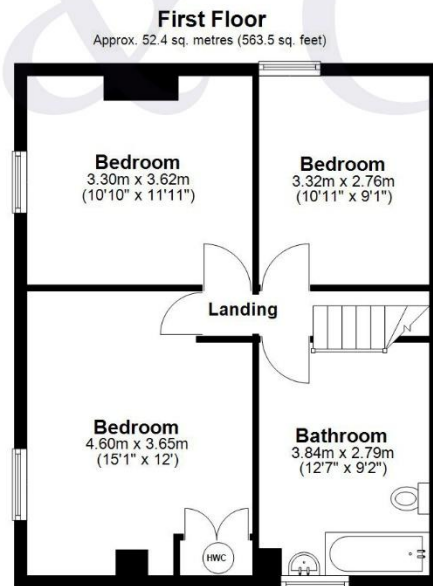
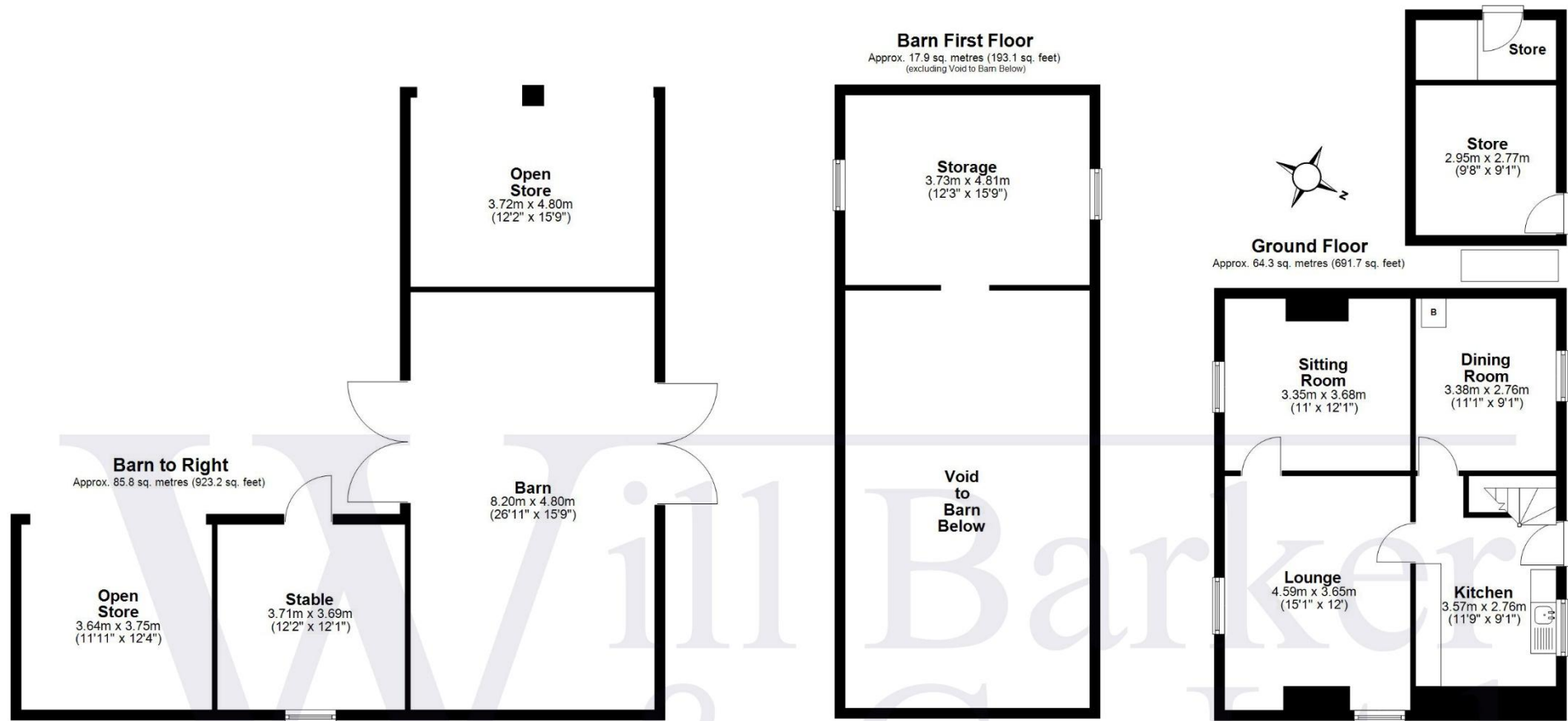
ANDREW CLOVER  
PLANNING

T: 01507 307485

mail@andrewcloverplanninganddesign.co.uk  
www.andrewcloverplanninganddesign.co.uk

Project	Conversion of Agricultural Building to a Dwelling (Class C1)
Location	Ashree Farm, League Road, Gypsy Bridge
Drawing Title	Existing & Proposed Building & Site Plans
Status	Planning
Date	07.04.2024
Scale	1:2500, 1:500, 1:100 @ A1
Drawing No.	95225-01
Rev	

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Total area: approx. 220.3 sq. metres (2371.4 sq. feet)

Drain

Ashtree Farm

The Windmill

2.1m

Drain

