



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

Will Barker
& Co

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

- 3 Bedroom Farmhouse
- Available as a whole or in lots
- Rural Location
- Barn for Class Q Conversion
- Additional 2acres available separately
- Redevelopment Opportunity

£360,000

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General Description

We are delighted to introduce to the market an opportunity to purchase a traditional brick farmhouse in a tranquil and rural setting; together with the contiguous Class Q Barn for conversion, available either in two separate lots or as a whole. The Barns could be used for multi-generational living or stabling and grooms' accommodation.

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 4th June 2026.

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

Access

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

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



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 purchase 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.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents. We would ask you to be as vigilant as possible when inspecting for your own safety.

Those wishing to view the property do so at their own risk.



Lot 1 - Ashtree Farmhouse

£250,000

- 3 Bedroom Farmhouse
- An additional acre is available by separate negotiation
- In need of modernisation
- Large Garden
- Set in 0.42 Acres

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Description

A traditional farmhouse for sale, with separate access to the barn, this property has the opportunity to purchase an additional acre of land to go with the house.

The house features a kitchen, dining room, lounge, sitting room, 3 bedrooms, bathroom and two outside stores.

Ground Floor: kitchen, lounge, dining room and sitting room.

First Floor: three bedrooms and a bathroom.

Access

Access to the property is off the Leagate Road, separate to the barn's access.

Services

The House benefits from an electricity supply as well as mains water and drainage.

Plans

The area can be seen in the below plan in red, with the additional land for sale being in pink.



Lot 2 - Barn for Class Q conversion

£110,000

- Barn for Class Q Conversion
- Additional Acre available by separate negotiation
- Separate Access
- Set in 0.29 Acres

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Description

A Class Q Barn for conversion, planning was granted on the 4th June 2026 for a 3-bedroom barn conversion. Lot 2 can be bought separately to Ashtree farm or jointly as a whole, with additional land available to purchase alongside the barn.

Access

Access to the barn is directly off Leagate Road.

Services

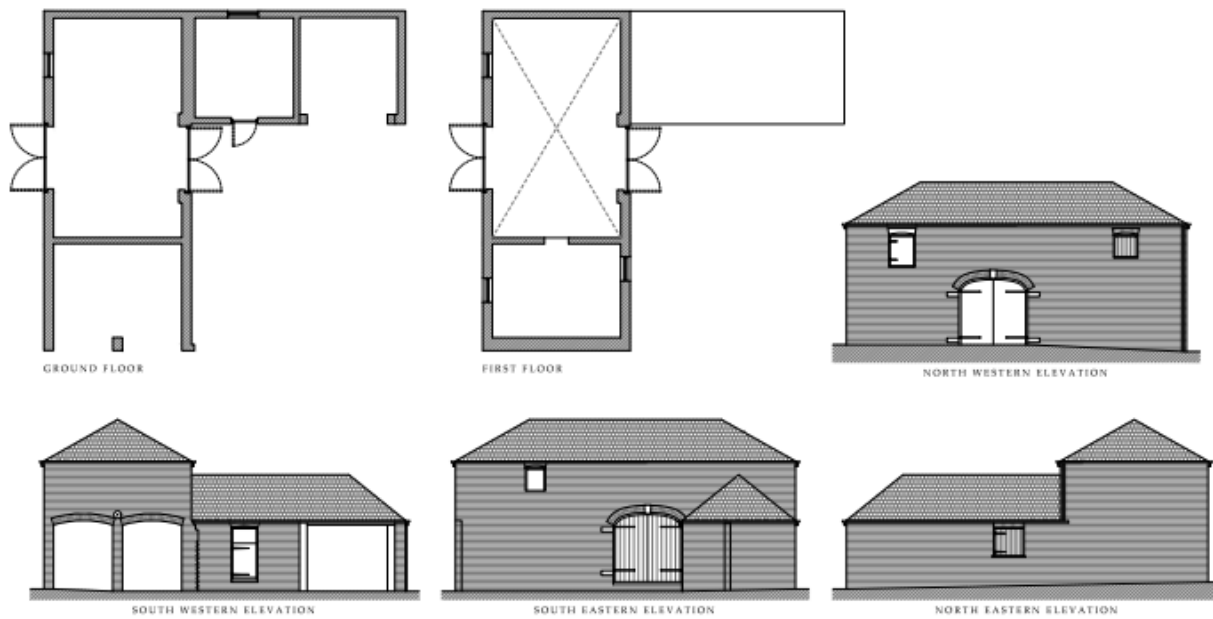
The Barn currently has no services connected.

Plans

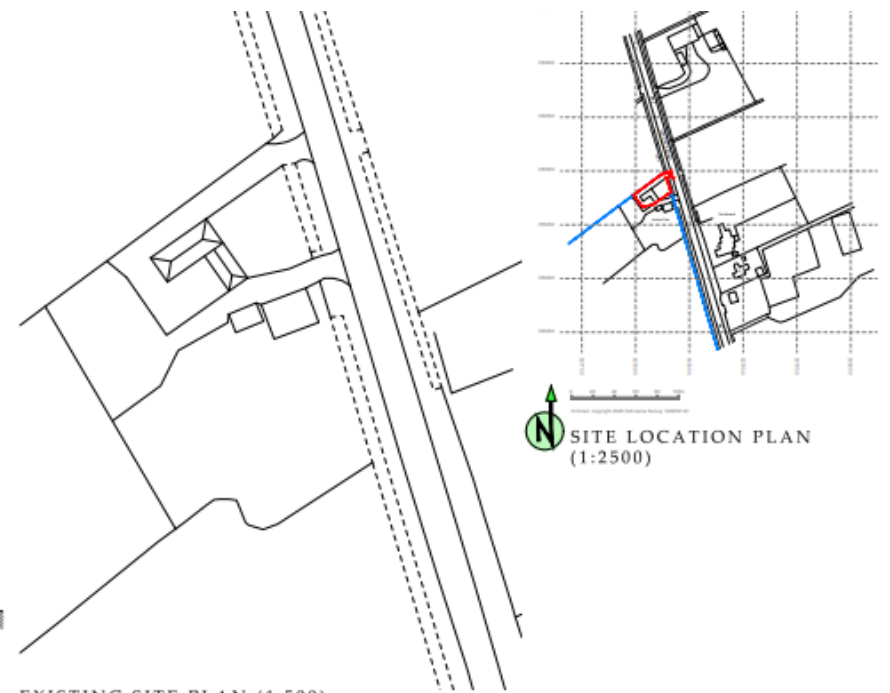
The area can be seen in blue on the below plan, with the additional land being shown in a lighter blue

The vendors are willing to sell an additional acre of land with Lot 1 and Lot 2, for an additional £15,000.





EXISTING PLANS & ELEVATIONS (1:100)

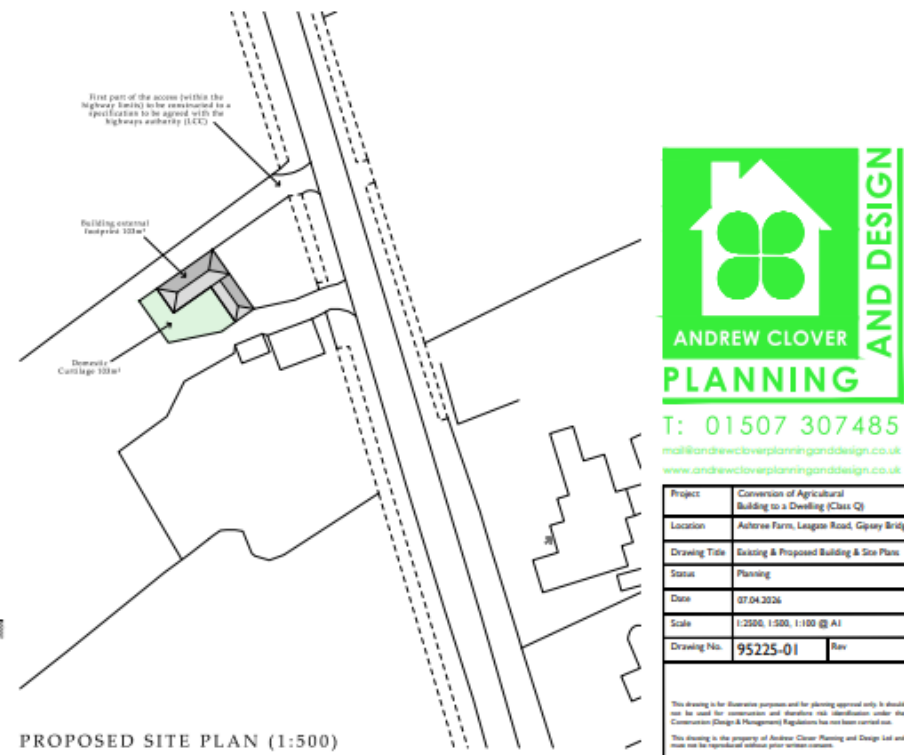


EXISTING SITE PLAN (1:500)

 **SITE LOCATION PLAN**
(1:2500)



PROPOSED PLANS & ELEVATIONS (1:100)



PROPOSED SITE PLAN (1:500)



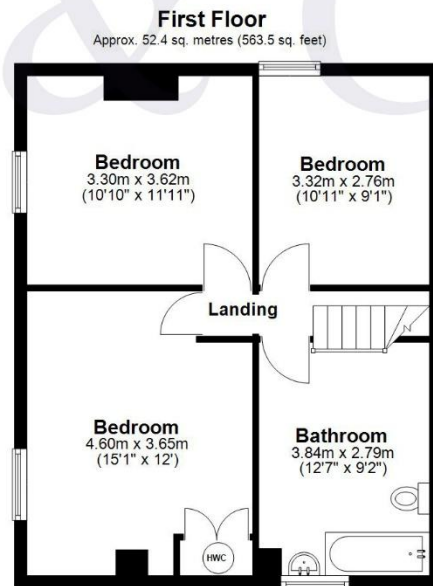
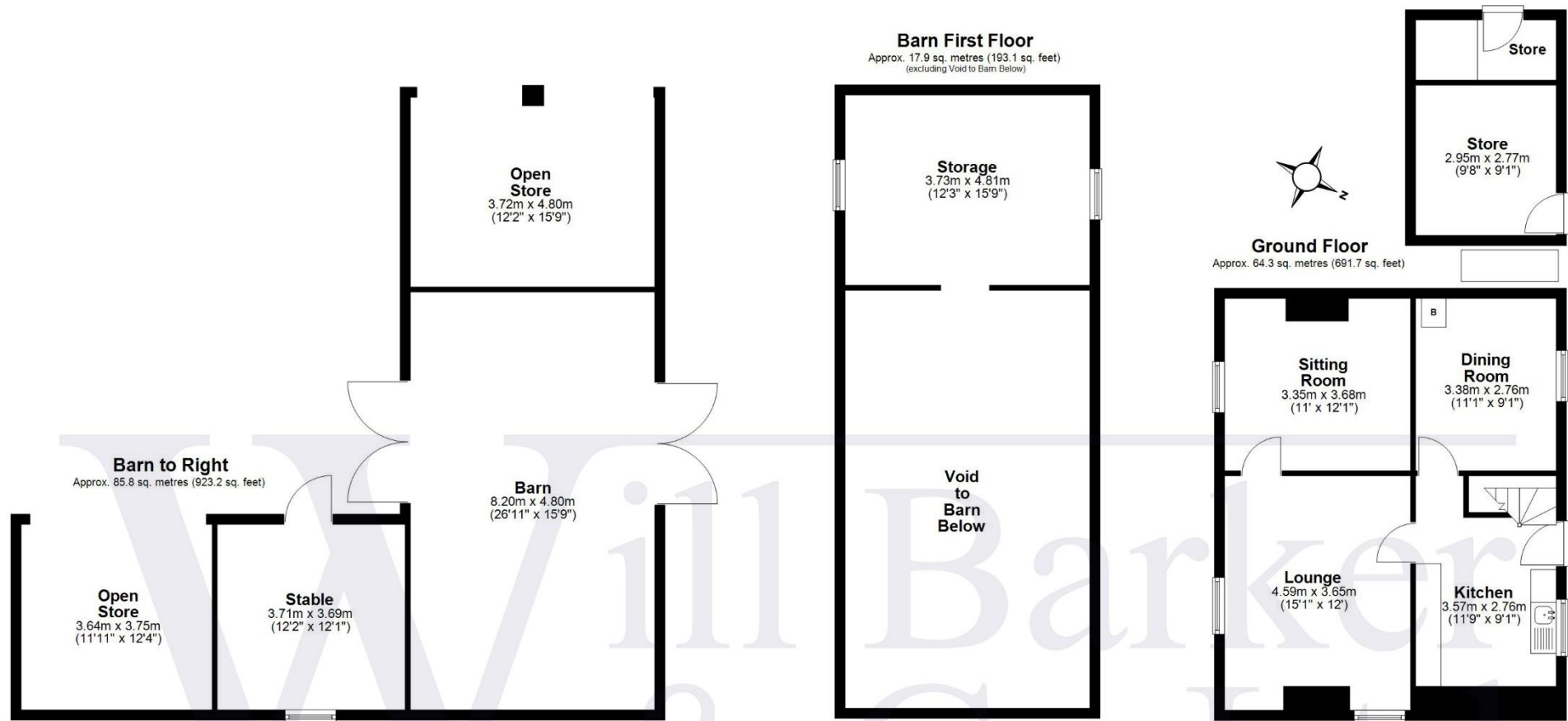
ANDREW CLOVER
PLANNING AND DESIGN

T: 01507 307485

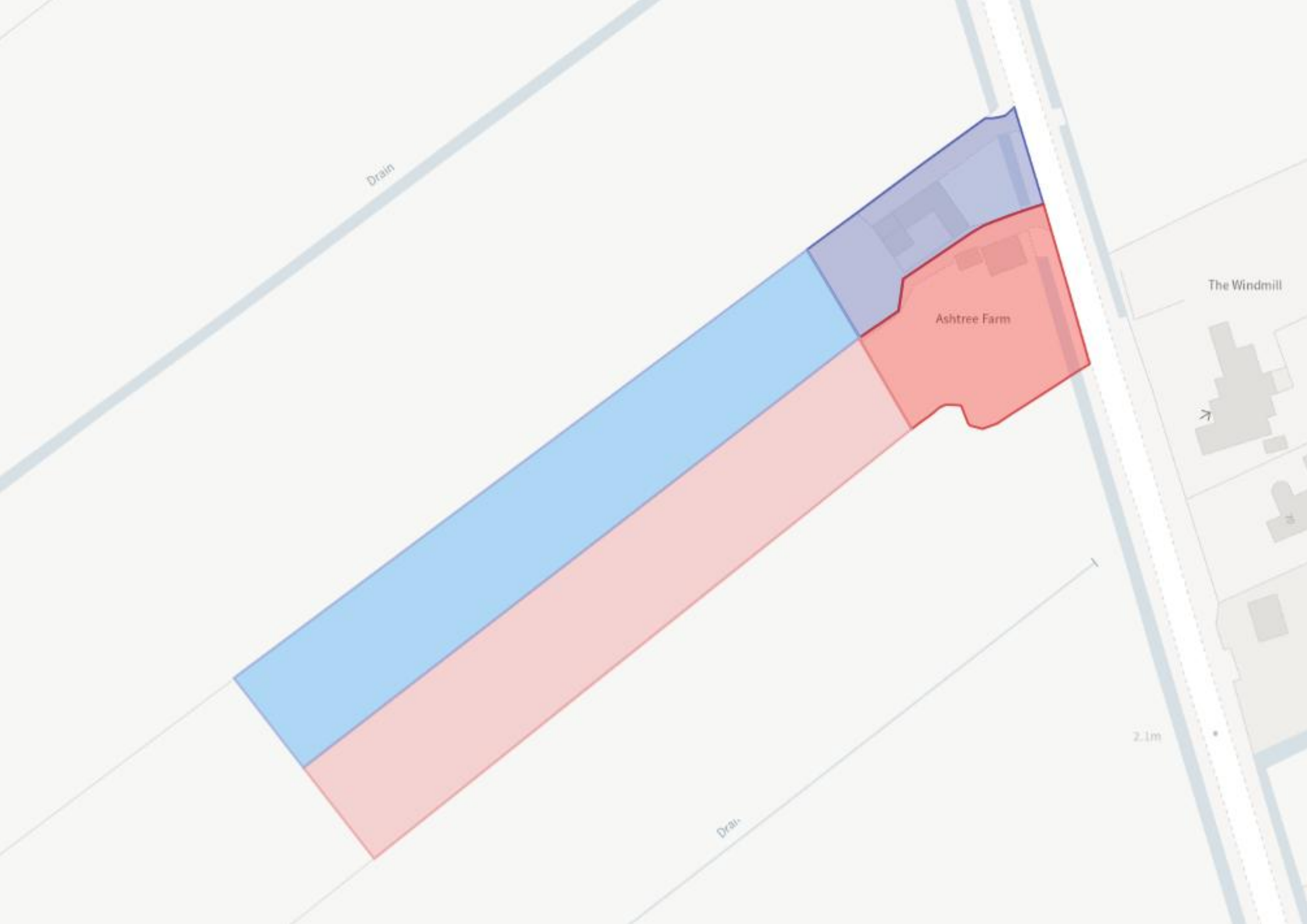
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Project	Conversion of Agricultural Building to a Dwelling (Class C1)
Location	Ashree Farm, League Road, Gypsy Bridge
Drawing Title	Existing & Proposed Building & Site Plans
Status	Planning
Date	07.04.2024
Scale	1:2500, 1:500, 1:100 @ A1
Drawing No.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

