



Willow Wood Farm

East Kirkby, Lincolnshire

Carter Jonas

Willow Wood Farm Main Road East Kirkby Lincolnshire PE23 4BY

A substantial established poultry farm.

The sale of Willow Wood Farm offers a unique opportunity to acquire a substantial, fully-equipped broiler unit with 260,000 ft² of growing space, situated in the heart of Lincolnshire, in close proximity to well-established poultry processors.

Willow Wood Farm comprises a detached farmhouse (subject to an agricultural occupancy condition), 11 no. broiler buildings alongside ancillary buildings, concrete hardstanding and 9 no. biomass boilers registered for the Renewable Heat Incentive (RHI) providing a substantial established income stream.

In all extending to approximately 13.40 acres (5.42 hectares).

For sale by private treaty as a whole'



Location

Willow Wood Farm is located approximately 1 mile to the west of the village of East Kirkby in the East Lindsey district of the county of Lincolnshire. The market town of Sleaford is situated approximately 22 miles to the south-west with the cathedral city of Lincoln being situated approximately 30 miles to the west.

Farmhouse

Willow Cottage was constructed in approximately 2002 and is situated to the north of the farm buildings, adjacent to the farm access track.

Currently occupied by the farm manager, the dwelling comprises a detached property of brick construction under a pitched pantile roof covering with uPVC double glazing throughout.

The living accommodation extends to approximately 1,333 ft² (124 m²) and comprises hallway, sitting room, dining room, breakfast kitchen, utility and WC to the ground floor with three bedrooms and family bathroom to the first floor.

Externally, the property benefits from a generous lawned curtilage surround with block paved driveway and parking area. There is a single storey garage to the north of the dwelling of brick construction with a pitched tiled roof, concrete floor and up and over garage door.

Buildings

Constructed in two phases there are a total of 11 poultry houses on the site, extending to approximately 260,420 ft² (gross external area (GEA) in total) providing growing space for approximately 500,000 birds.

Willow Wood A comprises 6 buildings (Powell and Co) constructed in 1999 each providing 22,720 ft² of growing space and of steel portal frame construction under a steel profile sheet roof and cladding with composite panel walls including fitted welfare windows and a polished concrete floor. In between each building there is a control room with the underground dirty water tank situated to the west. The equipment for each building comprises the following:

- Ventilation - 24 no. 820mm roof fans and 4 no. 50" gable fans.
- Feed - 4 no. rows of pan feeders, split lines, with batch weighers and a wheat mixing system.
- Water - 6 rows of nipple drinkers.
- Heating - 6 no. external Hired Hand LPG heaters with a Spiralflex heating system.
- Control System – CF Wayler
- Site has 9 no. EB Equipment 28 tonne feed bins, 1 no. crumb bin, 400,000 litre water storage and 200kVA generator.
- Biomass – there are 3 no. containers each housing 2 no. 'Smart 180kw' wood pellet fired biomass boilers.

Willow Wood B comprises 5 buildings (Powell and Co) constructed in 2009 each providing 24,820 ft² of growing space and of steel portal frame construction under a steel profile sheet roof and cladding with

composite panel walls including fitted welfare windows and a polished concrete floor. In between each building there is a control room with the underground dirty water tank situated to the west. The equipment for each building comprises the following:

- Ventilation - 13 no. 710mm roof fans and 5 no. 820mm roof fans with 12no. 50" gable fans.
- Feed - 4 no. rows of pan feeders, split lines, with batch weighers and a wheat mixing system.
- Water - 6 rows of nipple drinkers.
- Heating - 6 no. external Hired Hand LPG heaters with a Spiralflex heating system.
- Control System – CF Wayler

- Site has 9 no. EB Equipment 28 tonne feed bins, 1 no. crumb bin, 400,000 litre water storage and 200kVA generator.
- Biomass – there are 1 no. container housing 2 no. 'Smart 180kw' wood pellet fired biomass boilers. A second container houses a 'Smart 450kw' wood pellet fired biomass boiler.

There is a detached single storey building of composite panel wall construction under a steel profile clad sheet roof which accommodates the farm office, WC, mess room, water storage tank and generator.

The biomass heating system is registered on the Ofgem Non-Domestic Renewable Heat Incentive (RHI) and is summarised in table below:

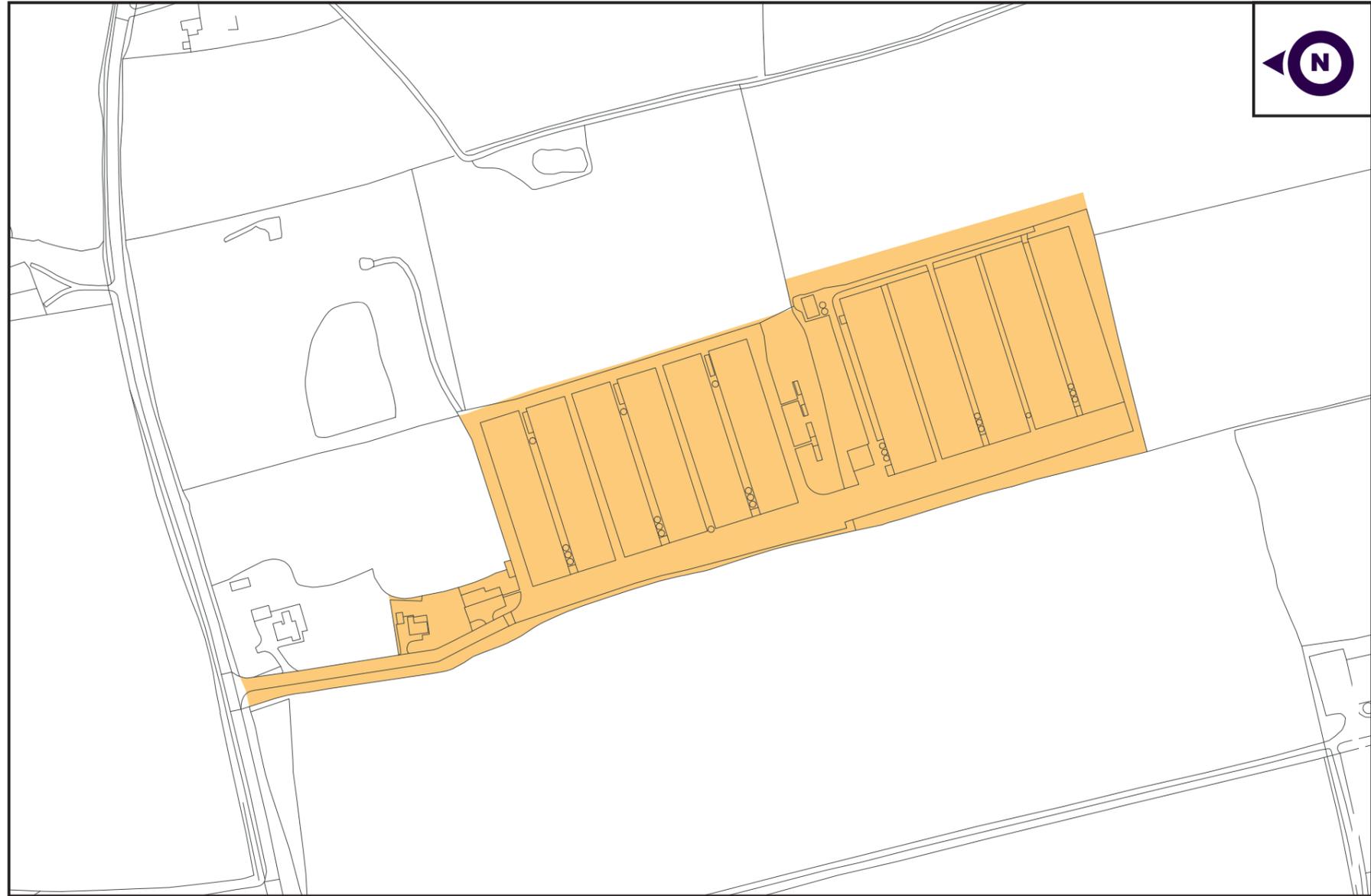
On the assumption that the Tier 1 threshold was reached, the RHI payment for the year commencing April 2023 would be approximately £174,000.

Based on the average annual generation since the biomass boilers were accredited, the RHI payment for the year commencing April 2023 would be approximately £223,000.

The site holds a permit (Ref. EPR/BT4699IN) to operate as a poultry farm under the Environmental Permitting (England and Wales) Regulations 2010. The permit states a maximum capacity of 500,000 birds on the site.

Location	Equipment	Accreditation Date	2023/24 Tarriff		Basis of adjustment	Average generation since accreditation
			Tier 1	Tier 2		
WW 'A' - Container 1	2 no. Smart 180 kw pellet fuelled boilers	Jan-16	7.25p/kWh	3.15 p/kWh	RPI	840,000 kWh/annum
WW 'A' - Container 2	2 no. Smart 180 kw pellet fuelled boilers	Jul-16	6.64p/kWh	2.87 p/kWh	CPI	884,000 kWh/annum
WW 'A' - Container 3	2 no. Smart 180 kw pellet fuelled boilers	Jul-16	6.64p/kWh	2.87 p/kWh	CPI	835,000 kWh/annum
WW 'B' - Container 1	2 no. Smart 180 kw pellet fuelled boilers	Jan-16	7.25p/kWh	3.15 p/kWh	RPI	586,000 kWh/annum
WW 'B' - Container 2	1 no. Smart 450 kw pellet fuelled boilers	Jan-16	7.25p/kWh	3.15 p/kWh	RPI	975,000 kWh/annum





Land plan

13.40 ac (5.43 ha)

Floor plan

Willow Wood Farm, Main Road, Spilsby

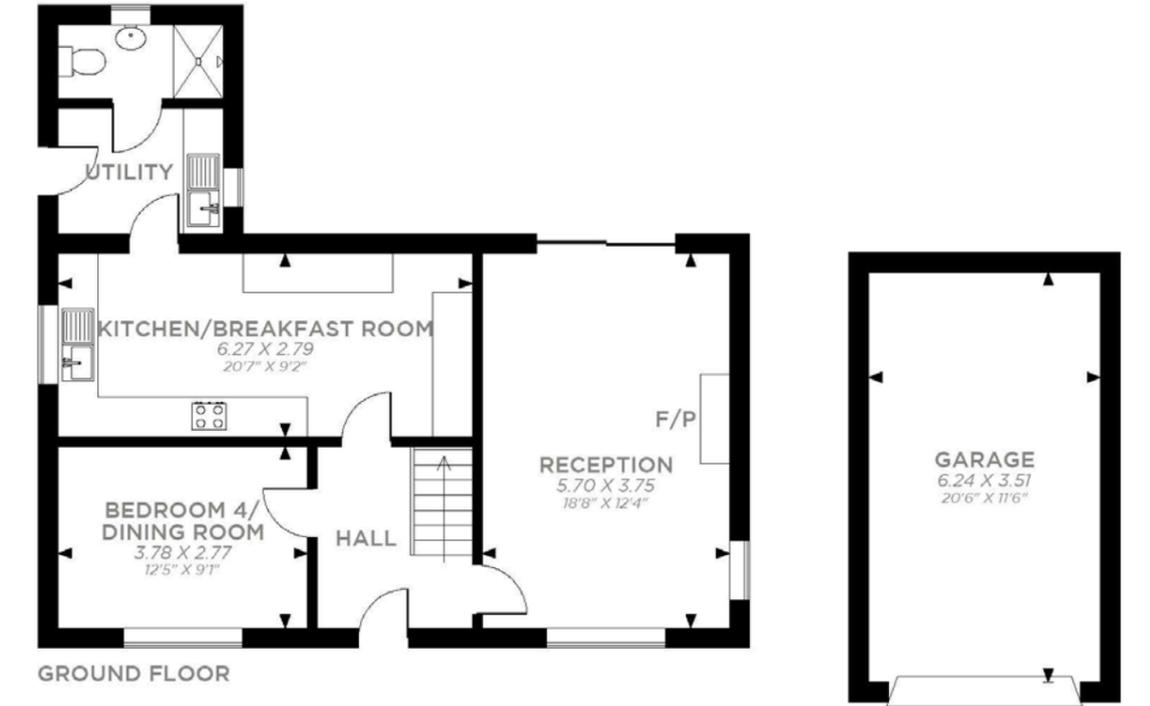
Approximate gross internal area:

Main House
1,333 sq ft /124 sq m

Garage
236 sq ft /22 sq m

Total
1,569 sq ft /146 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Method of Sale

The Property is offered for sale by private treaty as a whole.

If you have downloaded these particulars, please register your interest with the Harrogate office so that you can be kept fully informed as to how we propose to conclude the sale.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession.

Basic Payment Scheme

The property is not registered for payments under the Basic Payment Scheme.

Tupe

The Purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations (TUPE). Further details are available from the selling agent.

Fixtures & Fittings

All items usually regarded as tenant's fixtures and fittings, and equipment are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

The LPG tanks are leased from Calor and the buyer will be required to take this contract on.

Services

The Property is served by mains electric (three phase), mains water, foul drainage to a sewage treatment system and LPG heating for Willow Cottage.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

An unrestricted private right of way will be reserved over the access track to the residential property known as The Willows.

Health & Safety

The farm is an operational poultry farm at which all site health and safety rules and guidance, including those relating to biosecurity, must be followed at all times.

VAT

Any prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

Sporting Timber & Mineral Rights

The sporting and mineral rights are included insofar as they are owned.

EPC

Willow Cottage- Band D (55)

Local Authorities

East Lindsey District Council
www.e-lindsey.gov.uk

Lincolnshire County Council
www.lincolnshire.gov.uk

Viewings

Viewings are strictly by appointment only through the selling agent.

Directions

From Boston travel north on the A16 travelling through the villages of Sibsey and Stickney. On leaving Stickney, travel for 1 mile before turning left, signposted East Kirkby. On entering the village of East Kirkby, turn left at the crossroads. The Property is situated on the left hand side approximately 1 mile outside the village of East Kirkby.



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Important information

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