



Home Farm, Tathwell, Louth, LN11 8QJ

M A S O N S
— EST. 1850 —

Home Farm

London Road, Tathwell

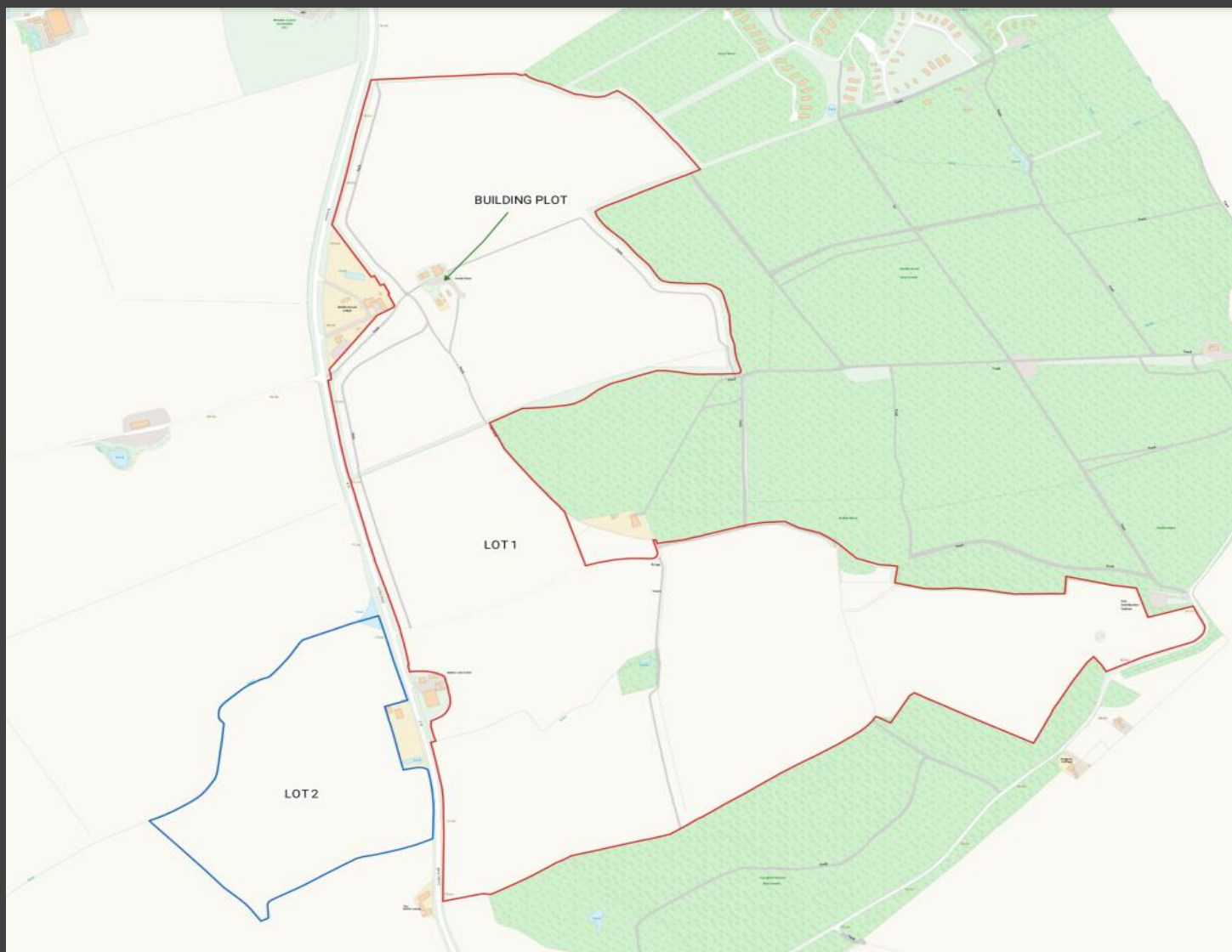
Louth, LN11 8QJ

The unique opportunity has arisen to purchase a block of undulating agricultural land in the Lincolnshire Wolds Area of Outstanding Natural Beauty including a spectacular plot with consent for a sublime contemporary residential property with uninterrupted views of the surrounding countryside.

The property is currently a Christmas Tree growing enterprise covering an area of circa 200 acres. The land could be kept in a Christmas Tree rotation, returned to arable, or pasture or kept as a mini wilderness for leisure, conservation, sporting or a range of other uses including natural capital.

Briefly, the property comprises:

- 217.70ac (87.95ha) or thereabouts of Grade 2 land.
- A standalone plot with planning permission for a contemporary luxury dwelling with panoramic views of the Lincolnshire Wolds Area of Outstanding Natural Beauty.
- Circa 200ac of Christmas Trees.
- Range of outbuildings for general storage including a wooden barn which would restore into further accommodation or offices (STP).



For sale by Private Treaty as a whole or in two lots:

OFFERS OVER;

Lot 1 (187.42ac and plot) - £1,930,000

Lot 2 (30.28ac) - £272,000

Whole (217.70ac) - £2,200,000

Sole Agents:

M A S O N S

EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD

01507 350500

www.masons-surveyors.co.uk

Directions

From Kenwick Top roundabout just south of Louth, take the A16 (London Road) southbound and continue for 1.5 miles. The property is on the left as denoted by the Masons 'For Sale' boards.

Situation

The property is situated in an elevated position in the Lincolnshire Wolds AONB. The site lies just 3 miles south of the bustling market town of Louth, approx. 15 miles east of the Lincolnshire coast and 30 miles east of the city of Lincoln. Not only can the purchaser enjoy the enviable situation of the property but can also benefit from the local amenities such as the local country club at Kenwick Park Estate which is just a stone's throw from the boundary.

The Property

Home Farm is a ring-fenced block of quality agricultural land positioned just south of the busy market town of Louth.

The property extends to a total of 217.70ac (87.95 ha) with the majority of the land lying to the east of the A16. The property is available to purchase as a whole or in two separate lots. Both lots are currently woodland plantation comprising mostly Nordmann Fir trees, some of which have been harvested for Christmas 2021 by local contractors.

The sale of Home Farm also includes an outstanding building plot with full planning permission for a replacement dwelling designed by local architects Faber, to an exceptionally high standard.



The details of each lot are outlined below:

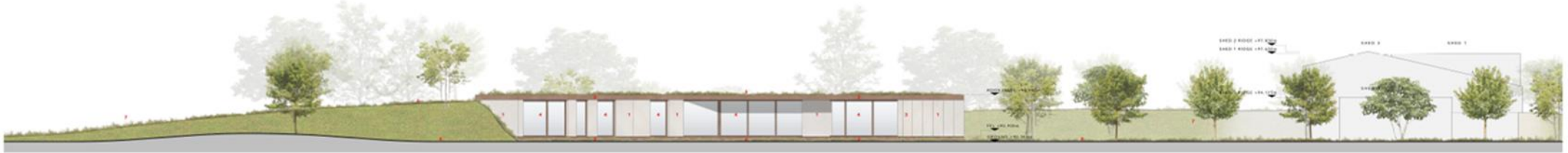
Lot 1 – Coloured red on the plan

Lot 1 comprises 187.42ac (75.71ha) of good quality Grade 2 agricultural land positioned in a large block directly east off the A16 at Tathwell. Approximately seven field parcels make up the block and all benefit from internal tracks. The soil is of the Tathwell Series and comprises base rich loamy, highly fertile soils.

The land is mostly stocked with a vast quantity of Nordmann Fir trees, a small number of which are being harvested by a local contractor for Christmas 2021. The remainder of the standing crop is available to purchase by separate negotiation.



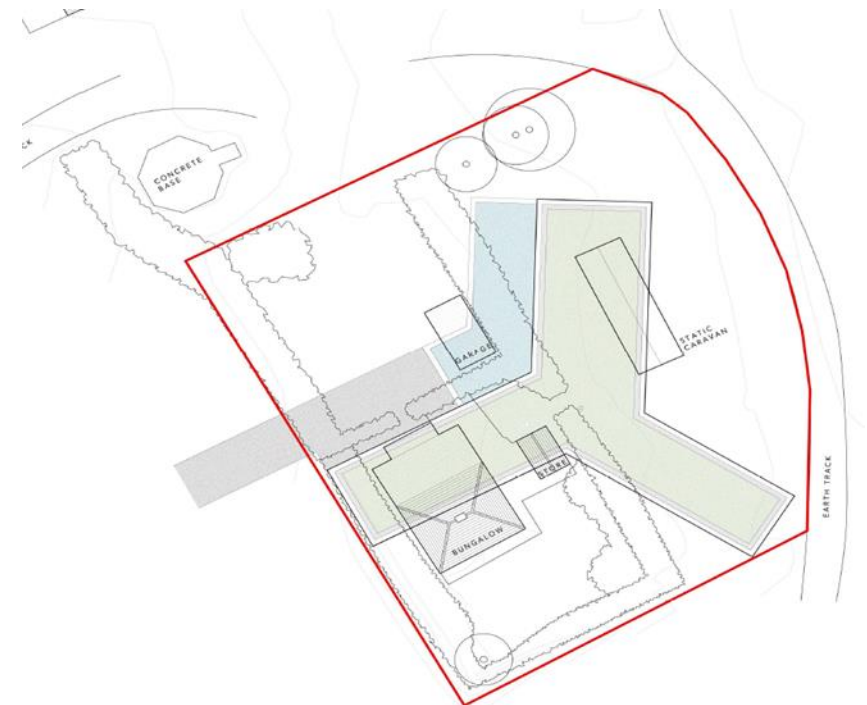
1 SECTION - PROPOSED
1:100 W.A.S.



2 NORTH EAST ELEVATION - PROPOSED
1:100 W.A.S.



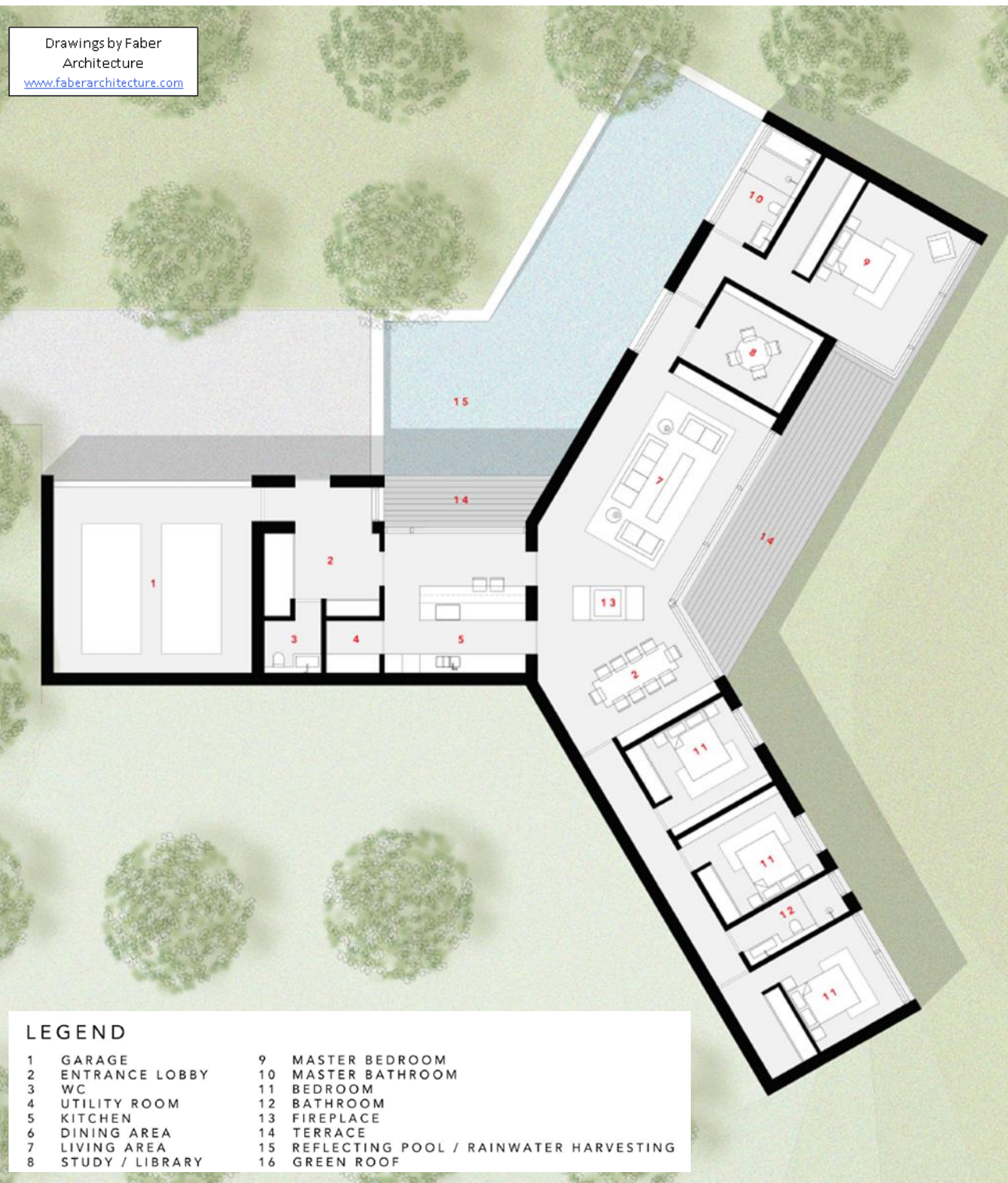
3 SOUTH WEST ELEVATION - PROPOSED



The Building Plot

In addition to the agricultural land, the site is home to three traditional agricultural buildings, a brick storage building, a brick bungalow and a precast single concrete car garage. The bungalow was formally used for accommodation for seasonal workers, however the property has been uninhabited for a number of years.

Masons Planning Team have successfully secured full planning permission (ref – N/174/00903/21) for the erection of a new bungalow and integral double garage on the site of the existing bungalow and outbuildings (with the existing buildings to be demolished) and for the construction of a new driveway. Due to the nature of the site and the surrounding landscape, provisions within the planning consent have been made for the contouring and raising of the land. The plan opposite shows the existing site plan overlayed with the proposed dwelling.





Lot 2 – Coloured blue on the plan

Lot 2 comprises 30.28ac (12.23ha) of Grade 2 agricultural land situated west off the A16. The land lies level and has direct roadside access. Like the land in lot 1, the land is currently stocked with Nordmann Fir trees. The Vendor would be prepared to harvest the trees and return the land to arable production.

Furthermore, the soil in lot 2 is also of the Tathwell Series comprising base rich loamy, highly fertile soils.

General

Tenure

Freehold with vacant possession upon completion.

Trees

The Vendor is reserving the right to harvest the current crop of Trees, however these are available to purchase by separate negotiation.

Sporting and Mineral Rights

These are included within the sale where they are owned.

The land offers excellent sporting potential with the land having previously been home to an informal walked up game shoot and the stalking of both Muntjac and Roe deer.

Drainage

The land is subject to the standard Environment Agency's General Drainage Charge.

Countryside Stewardship and Agri-Environmental Schemes

There are no Countryside Stewardship or Agri-Environmental Schemes on the land.



Lot 2

Access & Boundaries

Both Lots benefit from roadside access directly off the A16. The land is surrounded by a combination of woodland and arable land. The boundaries are therefore a mixture of mature hedgerows interspersed with trees, or the A16.

Utilities and Services

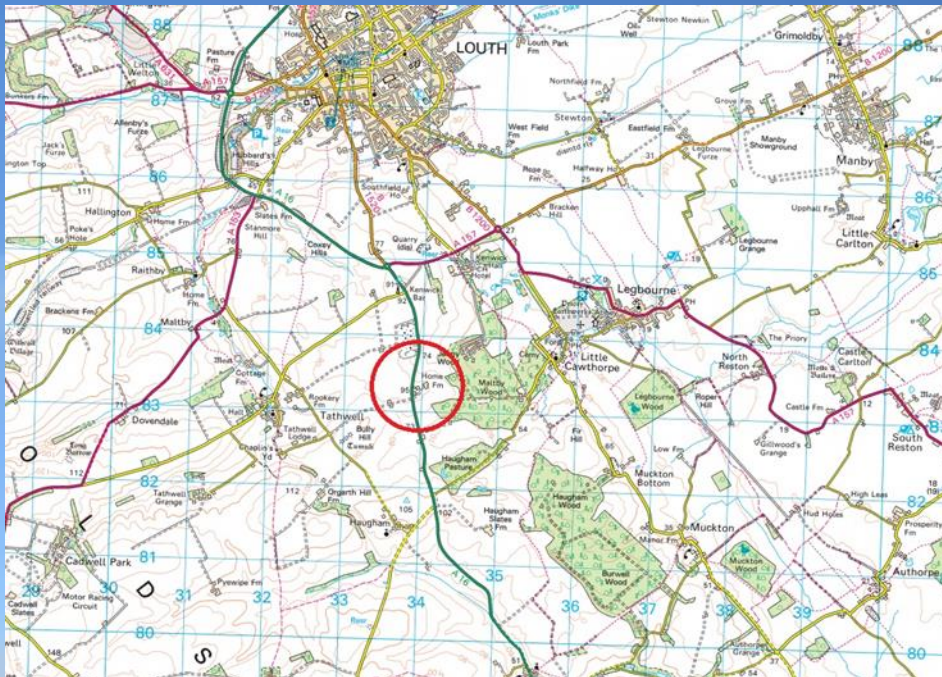
There is mains water and electricity connected to the dwelling that currently stands adjacent to the building plot. The Agents understand that the property is connected to a private drainage system.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

Outgoings and Charges

The residential property is subject to council tax payable to East Lindsey District Council at the prevailing rate. The current dwelling is band B and is currently subject to the Empty Property Premium which is payable in addition.



Viewings

By prior appointment with the selling Agents only.

VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land, standing crop, or any rights attached to the land be deemed to be a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the sale price.

Vendors Solicitor

David Harvey
Bridge McFarland LLP
26 Market Place
Market Rasen
Lincolnshire
LN8 3HL
E: dxh@bmcf.co.uk

T: 01673 843723



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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