



Home Farm, Tathwell, Louth, LN11 8QJ

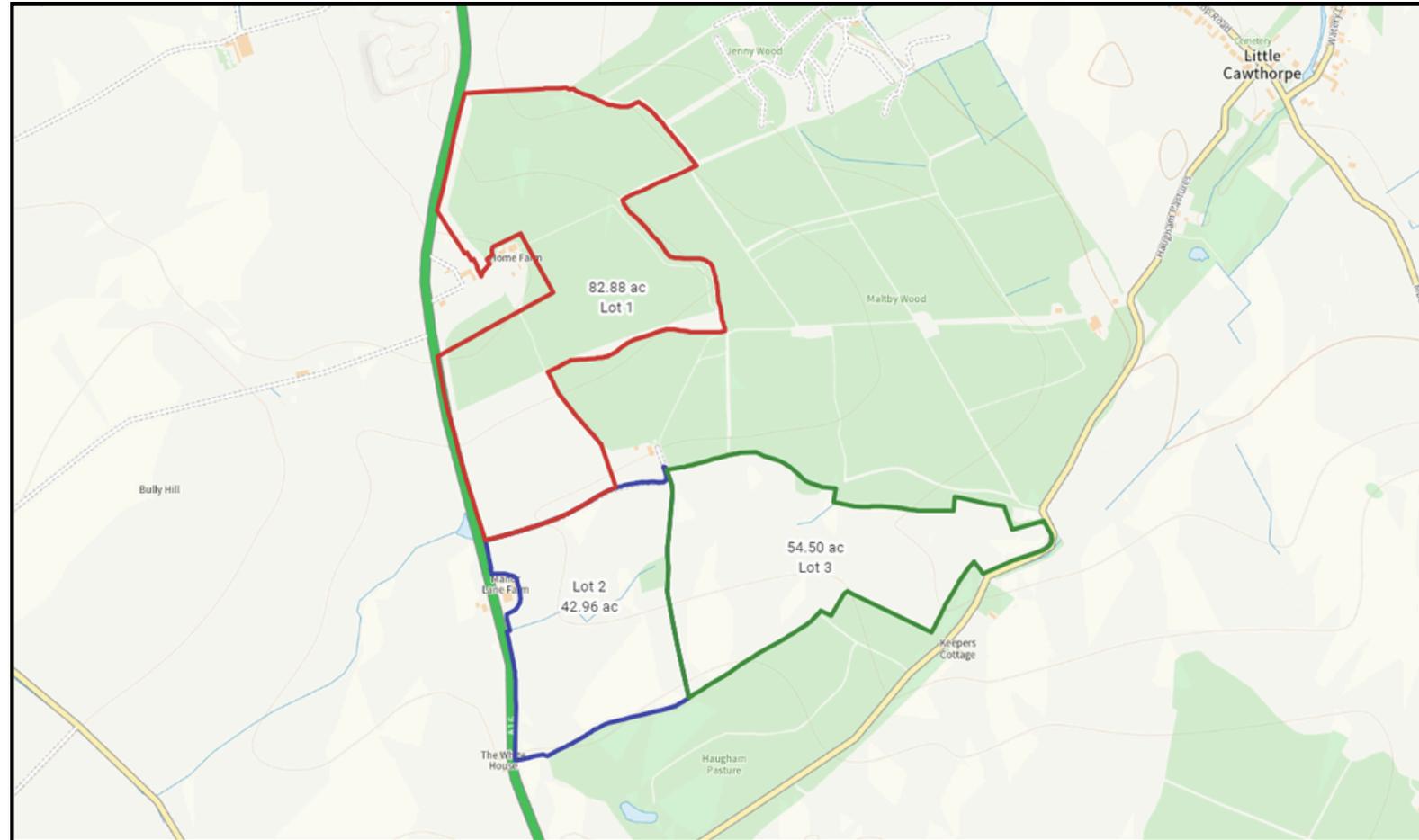
M A S O N S
EST. 1850

The opportunity has arisen to purchase a block of undulating agricultural land in the Lincolnshire Wolds Area of Outstanding Natural Beauty.

The property is currently a Christmas Tree growing enterprise covering an area of circa 180.34 acres or thereabouts. 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 subject to the necessary consents.

Briefly, the property comprises:

- 180.34ac (72.86ha) or thereabouts of Grade 2 land.
- Circa 177ac of Christmas Trees.



Location

The nearest postcode is LN11 8QJ



The location of the access is;
///stocky.dares.maternal and
///invested.acrobatic.scotts

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

- Lot 1 (c.82.88ac) - £690,000
- Lot 2 (c.42.96ac) - £355,000
- Lot 3 (c.54.5ac) - £455,000
- Whole (c180.34ac) - £1,500,000

Sole Agents:



Cornmarket, Louth,
Lincolnshire LN11 9QD
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Lot One (edged red above)

Lot One comprises circa 82.88ac (33.54ha) (STS) or thereabouts of good quality Grade 2 agricultural land positioned in a large block directly east off the A16 at Tathwell. Approximately four 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 planted with Nordmann Fir trees from 2009, a small number of which have been harvested by a local contractor over the years.



Lot Two (edged blue above)

Lot Two comprises circa 42.96ac (17.79ha) (STS) or thereabouts situated to the south of Lot One and consisting of approximately three Grade 2 agricultural land field parcels also planted with Nordmann Fir Trees from 2010 and with direct access off the A16.



Lot Three (edged green above)

Lot Three comprises circa 54.50ac (22.06ha) (STS) situated to the East of Lot Two and consisting of approximately two Grade 2 agricultural land field parcels also planted with Nordmann Fir Trees from 2010 and with direct access off Haugham Pastures or a potential right of way through Lot 2.

Tenure

Freehold with vacant possession upon completion.

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.

Access & Boundaries

All Lots benefit from roadside access directly off the A16 and Haugham Pastures. 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.

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership according to the Land Registry is available from the Selling Agents.

**Environmental Stewardship**

The land is not part of any stewardship schemes.

Utilities and Services

None as so far as the agents are aware.

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.

Plans, Areas and Schedules

A schedule of areas has been prepared within the offices of the sole agent.

Method of Sale

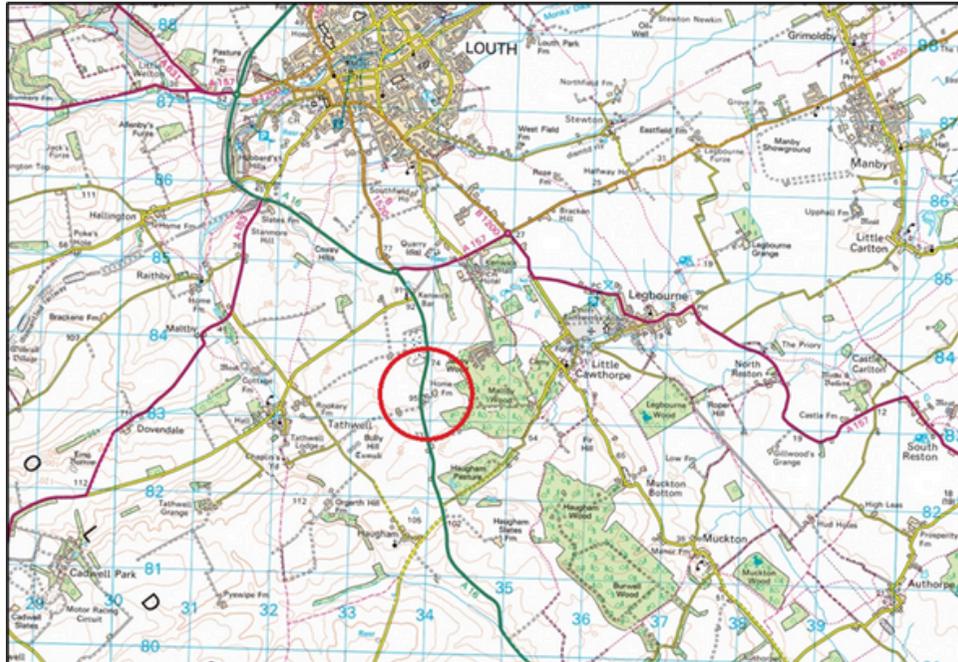
The land is for sale by Private Treaty.

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.



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.



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Important Notice

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(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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 Masons and Partners LLP, 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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