



Home Farm, Tathwell, Louth, LN11 8QJ

**M A S O N S**  
EST. 1850



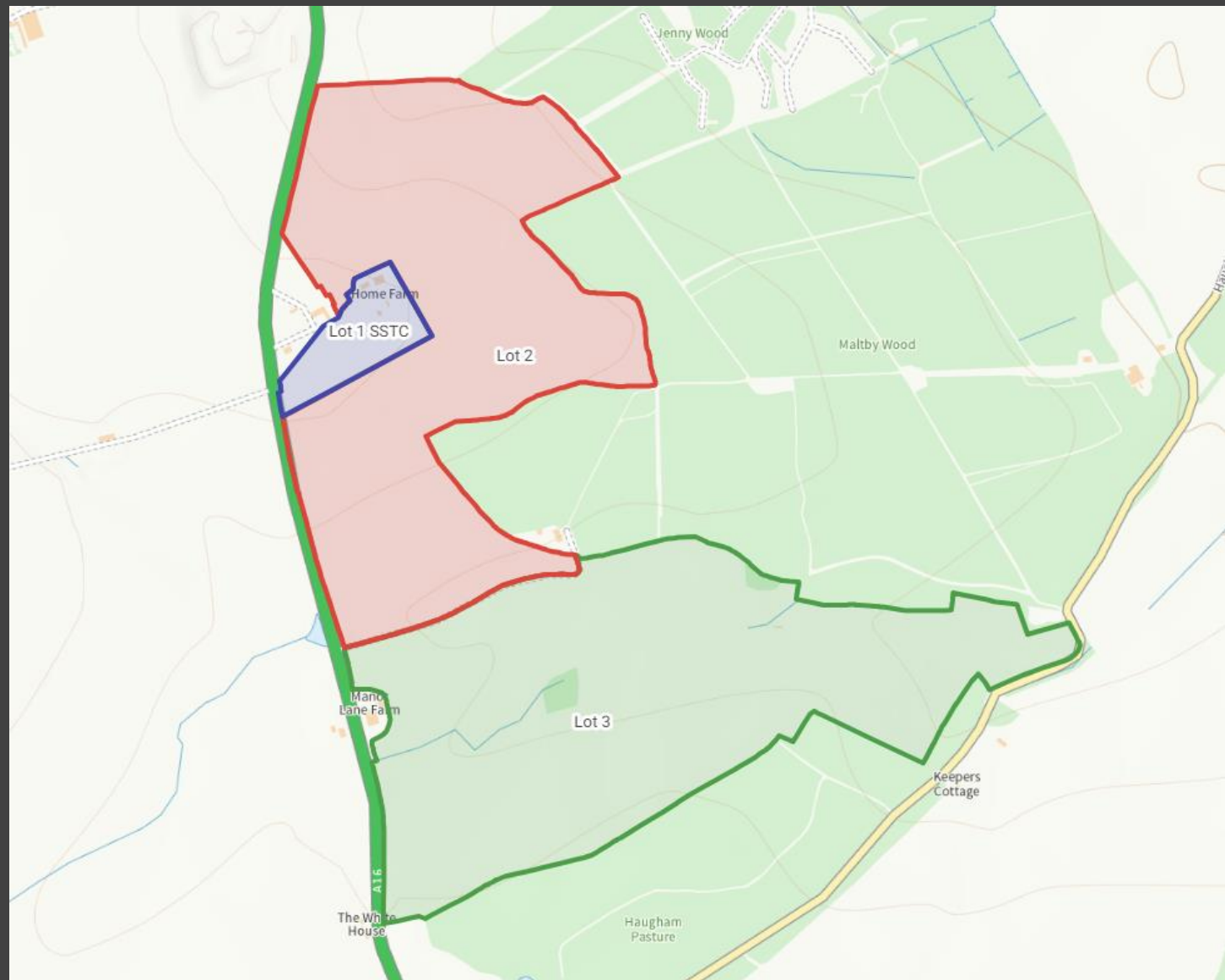
Home Farm  
London Road  
Tathwell  
Louth  
LN11 8QJ

The opportunity has arisen to purchase a block of undulating agricultural land in the Lincolnshire Wolds Area of Outstanding Natural Beauty, Lot One has been sold and has exchanged and completed, leaving Lot Two and Three to be sold away.

The property is currently a Christmas Tree growing enterprise covering an area of circa 181.8 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:

- 181.8ac (73.6ha) or thereabouts of Grade 2 land.
- **SOLD** - A standalone plot with planning permission for a contemporary luxury dwelling with panoramic views of the Lincolnshire Wolds Area of Outstanding Natural Beauty - **SOLD**
- Circa 177ac of Christmas Trees.



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

**Lot 1 (Plot and c.7ac) – SOLD**

**Offers in the region of -**

**Lot 2 (c.84ac) - £840,000**

**Lot 3 (c.97.5ac) - £950,000**

**Lot 2 and 3 Combined - (177.5ac) - £1,790,000**

Sole Agents:

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Cornmarket, Louth,  
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## 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.

Lot 1, comprising the plot, is now Sold (exchanged and completed) leaving Lot 2 and Lot 3 remaining, extending to c. 181.8ac (73.6ha) lying to the east of the A16. Both Lot 2 and Lot 3 are currently woodland plantation comprising mostly Nordmann Fir trees, some of which have been harvested by local contractors.

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







**Lot Two (edged red above)**

Lot Two comprises circa 84ac (34ha) (STS) 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. The remainder of the standing crop is available to purchase by separate negotiation.

**Lot Three (edged green on next page)**

Lot Three comprises circa 97.5ac (39.4ha) (STS) situated to the south of Lot Two and consisting of approximately three larger field parcels also planted with Nordmann Fir Trees from 2010 and with direct access off the A16.





Lot Three looking North



## **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.

### **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.



**Lot Three looking East from 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.





### 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

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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 item; (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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