

TUTTLE FARM

NORTH COTES, GRIMSBY, DN36 5UP



Tel: 01652 653669

Website: www.ddmagriculture.co.uk



TUTTLE FARMHOUSE 2.50 ACRES OF LAND (1.01 Hectares) or thereabouts OFFERING POTENTIAL FOR EQUESTRIAN FACILITIES

**NORTH COTES, GRIMSBY
NORTH EAST LINCOLNSHIRE, DN36 5UP**

(Louth 13 miles, Grimsby 10 miles)



FOR SALE BY PRIVATE TREATY

Location

Tuttle Farm is situated to the north of North Cotes village, in the East Lindsey District of Lincolnshire and is in walking distance of the village via North Cotes Road. The market town of Louth lies approximately thirteen miles to the south and the town of Grimsby lies approximately ten miles to the north west.

Description

Tuttle Farm is set within approximately 2.50 acres of land, (more land potentially available by separate negotiation) and a detached four bedroom house, in need of renovation. The accommodation includes; kitchen, utility/pantry, two reception rooms, four double bedrooms and a family bathroom. The property benefits from UPVC double glazing throughout and open fireplaces. Externally, there is a brick built garage with wooden doors, a lawned garden and a useful area of concrete hardstanding measuring approximately 25m x 45m.

General Remarks and Stipulations

The Land

The land is currently used for arable farming and is classed as Grade 3 according to Natural England's Agricultural Land Classification Maps online for the East Midlands Region. This could lend itself ideally to a number of alternative, non-agricultural uses, including equestrian activities.

Services

The house benefits from mains water and electric supplies, an oil fired boiler and a septic tank, which was replaced in 2021.

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone. For further details, visit:-

www.gov.uk/government/collections/nitrate-vulnerable-zones

Tenure and Possession

The land is owned freehold and is being sold with the benefit of vacant possession.

Easements, Wayleaves and Rights of Way

The property is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may be subsequently payable.

Viewing

Viewing is strictly by prior appointment with the Selling Agents on 01652 653669.

Method of Sale

The property is offered for sale as a whole by Private Treaty. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or contact the office on (01652) 653669 to discuss their interest.

Restrictive Covenants

1. Not to have on the Property at any time more than two dwellinghouses;
2. Nothing shall be set up or done on the Property or in any house or building erected thereon which may be or grow to be a nuisance or annoyance to the Transferor or any owner or tenant of any of the adjoining or neighbouring land of the Transferor or their respective successors in title;
3. Not to grow or permit to grow on the Property or any part thereof any tree bush or hedge wholly or partly consisting of yew Laburnham or any other tree or shrub which is poisonous to livestock nor to plant a willow tree within 25m of any ditch on the Property or any part thereof provided always that the Transferor shall be liable for damage by stock or otherwise to any tree bush or hedge permitted to grow along the boundary with the Retained Land.





Solicitors

HCR Law
 Lancaster House, Nunn Mills Road
 NORTHAMPTON, NN1 5GE
 Tel: 01604 233233
 Ref: Gareth Williams
 E-mail: gareth.williams@hewitsons.com



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Selling Agents

DDM Agriculture
 Eastfield, Albert Street
 BRIGG, DN20 8HS
 Tel: 01652 653669
 Ref: Cecilie Lister
 E-mail: cecilie.lister@ddmagriculture.co.uk

Important Notice

- DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
 - (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
 - (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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Ref: CL/SJP/BR-21/274
 Date: 04 November 2024