

RANBY GRANGE



Ranby, Market Rasen
Lincolnshire, LN8 5LN





H.M. & J.M. NEEDLER
WALMER HERD
LINCOLN RED
RANBY GRANGE

**A superb opportunity to purchase a well presented
mixed arable & livestock farm
in the heart of the Lincolnshire Wolds**

RANBY GRANGE

Ranby, Market Rasen, Lincolnshire, LN8 5LN

(Lincoln - 21 miles, Market Rasen - 13 miles, Louth - 10 miles)

Six Bedroom Georgian Style Farmhouse

Five Additional Properties

Range of Modern and Traditional Farm Buildings

All set in 519 Acres (210 Hectares) within a Ring Fence

**FOR SALE BY INFORMAL TENDER AS A WHOLE
WITH A CLOSING DATE OF 12 NOON FRIDAY 02 AUGUST 2024**



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Selling Agents

DDM Agriculture

Eastfield

Albert Street

BRIGG, DN20 8HS

Tel: (01652) 653669

Ref: Tom Norman

E-mail: tom.norman@ddmagriculture.co.uk

BACKGROUND

The sale of Ranby Grange provides an increasingly rare opportunity to purchase a superb mixed arable and livestock farm, lying within 519 acres of arable land, grassland and amenity woodland, together with a substantial six bedroom farmhouse plus five additional properties, all within a ring fence.



HISTORY

Ranby Grange has been owned by the Needler family since 1967 when the late Mr Hedley Needler moved from South Killingholme, together with his prized herd of Lincoln Red cattle, known as the Walmer herd. The farm was previously owned by the Motley family. The original farmhouse was immediately knocked down and the current farmhouse was built. The Needler family have been producing prime Lincoln Red beef and memorable championship winners for decades. The farm, therefore, comes to the market for the first time in 57 years, providing a unique opportunity for a new farming family to create their own history!



The late Mr Hedley Needler (1960's) on the right of the Auctioneer, Mr Ronald Davy, formerly of Dickinson Davy & Markham, portraying a long standing relationship with DDM Agriculture.

RANBY GRANGE

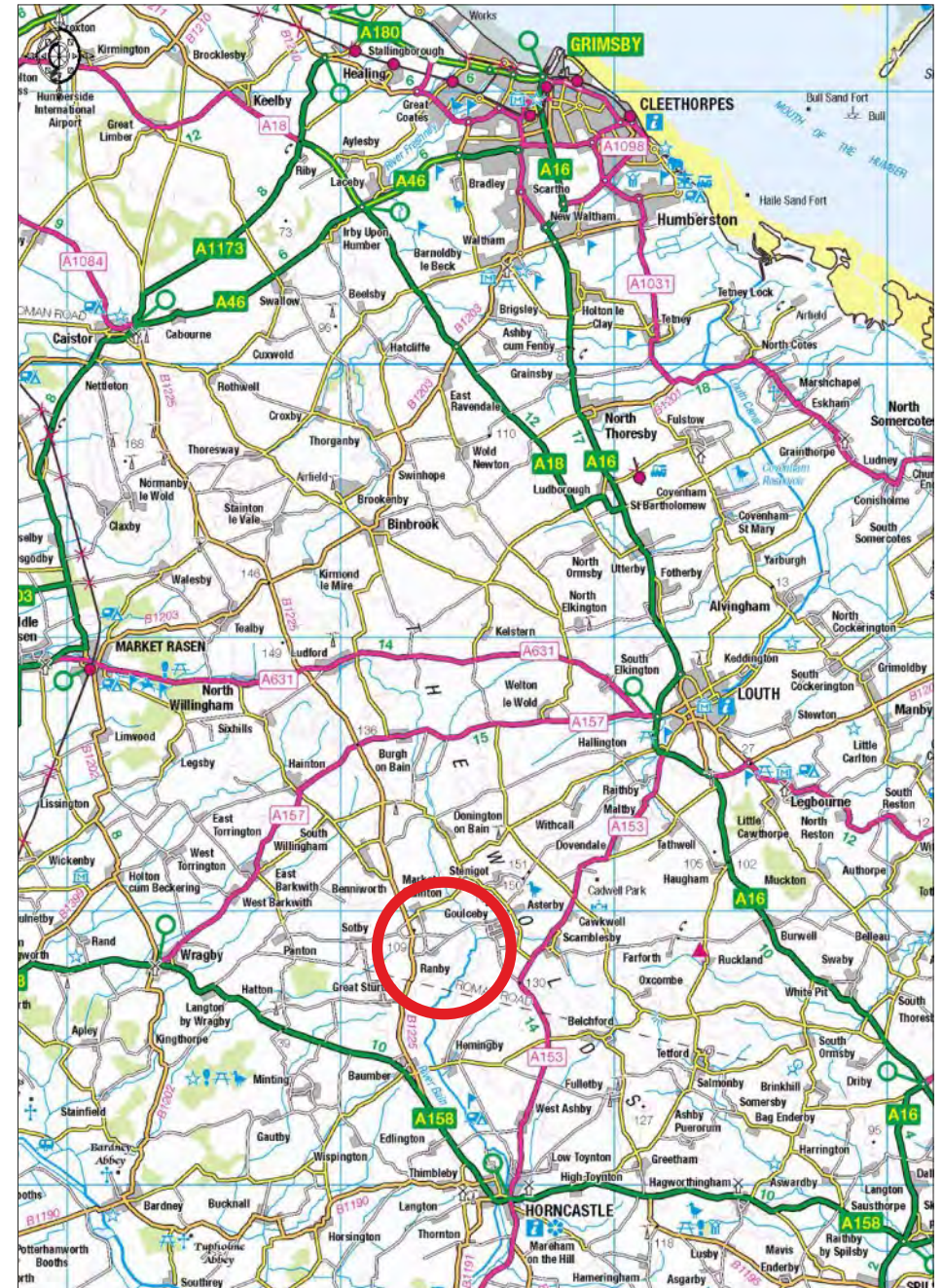
Location & Situation

Ranby Grange is situated in the idyllic village of Ranby, which itself is situated in a picturesque and undulating landscape with views across the Lincolnshire Wolds, the area designated as an Area of Outstanding Natural Beauty. The village of Goulceby lies approximately one and a half miles to the north east, the market town of Horncastle lies approximately six miles to the south and the market town of Market Rasen lies approximately thirteen miles to the north west.

Woodhall Spa lies approximately thirteen miles to the south which is home to St Hugh's Preparatory School and is famous for the world-renowned National Golf Centre where the golf course is ranked 25th in the World's Top 160 Golf Courses.

The Cathedral City of Lincoln lies approximately twenty one miles to the west of the property, offering a comprehensive range of business, leisure and cultural opportunities and the highly regarded Lincoln Minster School.

Railway services are available at Lincoln, which links to Newark Northgate, with services to London Kings Cross. In addition, there are a number of trunk and A-roads within easy reach, including the A1, A15 and A46 providing good access to East Midlands Airport, Humberside Airport and the national motorway network.



RANBY GRANGE FARMHOUSE

Ranby Grange Farmhouse, built in 1968, is an attractive Georgian style farmhouse, situated in a slightly elevated position overlooking the farmyard providing un-paralleled views across the surrounding countryside. The adjoining grass paddock in front of the farmhouse is enclosed by a Ha-Ha. This area, along with the gardens, extends to approximately 3.00 acres. This substantial farmhouse is the perfect family home located in a peaceful, rural setting.

The farmhouse is accessed via an attractive private tarmac drive bounded by a mature beech hedge and is situated to the south side of Ranby village. The main driveway leads to a gated entrance to the farmhouse and is set within mature lawned gardens, shrubs and trees.

The property itself is an impressive well presented family home arranged over two floors with an adjoining double garage. Upon entering the substantial south facing entrance porch, you are welcomed by a spacious entrance hallway which leads off to an open plan kitchen with floor and wall units with access to a rear pantry/utility room and a door to the rear garden area. The hallway also provides access to the cloakroom, downstairs w.c. and office facility.

Further reception rooms lead off the main hallway, including a spacious front living room with an open fireplace and dual aspect to include a bay window overlooking the paddock and adjoining pasture fields. Across the hallway, the breakfast room/snug provides a feature fireplace and internal French doors to the dining room situated at the front of the property which overlooks mature gardens.

The first floor boasts six double bedrooms all with spacious built in cupboards, all radiating off a generous landing area. The master bedroom benefits from a dual aspect with a bay window providing superb views of the farm and rolling countryside. There are two family bathrooms together providing, two low flush w.c's, panelled bath and pedestal sink units, one of which has a mains connected walk-in shower.

Services

There are mains water and electric supplies to the property. Drainage is to a septic tank.

Energy Performance Certificate

The EPC Rating is "D".

Outgoings

Ranby Grange Farmhouse is in Council Tax Band "G" with £3,415.80 payable to East Lindsey District Council for the 2024/2025 year.



RANBY GRANGE FLOOR PLANS

Ground Floor

Approx. 272.2 sq. metres (2929.7 sq. feet)



First Floor

Approx. 218.3 sq. metres (2349.7 sq. feet)



Total Area: Approx. 490.5 sq. metres (5279.5 sq. feet)



Not to Scale
For Identification Purposes Only

FARM BUILDINGS

Ranby Grange boasts an extensive range of modern and traditional farm buildings which are suitable for both arable and livestock enterprises. The traditional farm buildings are constructed of red brick under slate/tiled roofs and offer excellent potential for conversion, subject to obtaining the necessary consents.

The farmyard benefits from a three-phase electricity supply. There is a private water supply which feeds the farm buildings. Further details can be found in the Data Room.



FARM BUILDINGS

The farm buildings are situated to the east of the farmhouse and comprise the following:-

Building Number	Size Sq ft (approx.)	Description
1	955 sq ft	Timber framed single storey Stable Block , timber clad walls under a flat clay tile roof over concrete floor, comprising three stables and tack room with adjoining enclosed concrete apron.
2a	589 sq ft	Timber framed single storey former Stable Block under a corrugated tin sheet roof over concrete floor, comprising four stables and tack room.
2b	522 sq ft	Adjoining timber framed building with felt roof over concrete floor, comprising two stable areas.
3	704 sq ft	Glasshouse , timber framed under a corrugated plastic sheet roof, part box profile cladding to external facia with earth floor. Bunded Derv tank to the rear.
4	3,600 sq ft	Modern Grainstore (built 2012) 4 Bay steel portal framed building under a corrugated fibre cement roof with side air tunnel, drive on floor, sectional concrete grain panels to 3.6m, box profile cladding to eaves, electric roller shutter door, diesel drive Fan House to the rear.
5	3,196 sq ft	Silage Clamp with sleeper walls/steel stanchions and a concrete floor.
6	699 sq ft	Former Turkey/Chicken Shed , timber framed under corrugated tin sheet roof, corrugated tin sheet cladding to eaves.
7	6647 sq ft	Former Grainstore – 7 Bay steel portal framed under corrugated fibre cement roof over concrete floor, comprising grain reception pit, drier (15 tonne/hour intake) plus 14 x 45 tonne grain bins (20 tonne/hour outtake). Double sliding doors to the front and two single doors providing side access. Lean-to – corrugated fibre cement roof with part corrugated tin sheet cladding to eaves, part plywood panels.
8a	2194 sq ft	Steel framed covered area – 5 Bays with concrete floor under corrugated fibre cement roof and open sides.
8b	5,685 sq ft	Former Dutch Barns – 5 Bays with corrugated tin sheet roof over stone floor to:-
	3,224 sq ft	Pole Barn Lean-to – timber framed with part box profile roof, part concrete fibre cement roof.
9	3,310 sq ft	Bull Pens steel framed comprising seven bull pens, part covered area under concrete fibre cement roof, part timber cladding with concrete floors.
10	15,842 sq ft	General Purpose Cattle Building steel portal frame, 8 Bays with raised central feed passage, part block walls, space boarding to eaves under corrugated fibre cement roof, stone floor open to loose boxes under single storey traditional building.
11	525 sq ft	Single Storey Barn , concrete floor under clay pantile roof providing access to main cattle yard.
12	1305 sq ft	Two storey traditional barn (Milling Shed) with concrete floor under a slate roof.
13	2,100 sq ft	Cart Shed – 6 Bay timber framed, box profile cladding to roof and rear, corrugated tin sheet cladding to gable end with stone floor.
14	1,720 sq ft	Two Storey Traditional Barn and 6 bay cart shed, part chalk floor, part concrete floor under a slate roof, double sliding doors to one gable end (garage).
15	1,823 sq ft	Traditional Single Storey Building comprising three former stables, part brick, part concrete floor under a slate roof.
16	2,064 sq ft	Traditional Single Storey Building (open to main cattle yard) part concrete, part stone floors under a pantile roof.
17	414 sq ft	Former Kennels/Outhouse – traditional brick under a pantile roof comprising log store/coal house.

LAND AND SPORTING

Ranby Grange extends to approximately 519 acres (210 hectares) and sits within a ring fence with internal farm roads providing excellent access to all enclosures. The land is shown on Sheet 105 of the Provisional Agricultural Land Classification Maps as being predominantly Grade 2 and with a proportion of Grade 3 towards the River Bain.

The current land use breakdown comprises approximately 435 acres of highly productive arable land, 66 acres of permanent grassland and 9 acres of woodland.

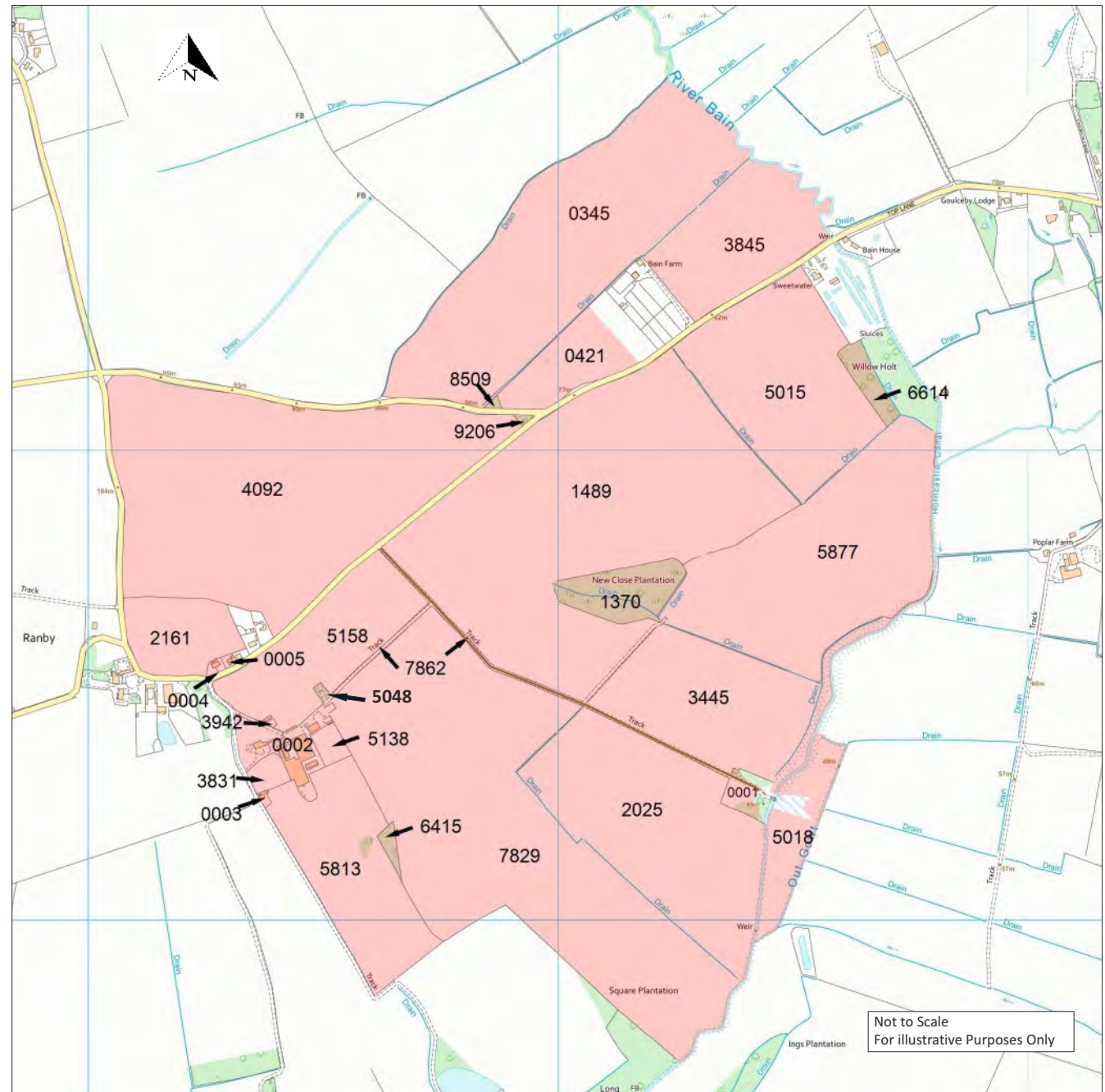
The Soil Survey of England and Wales identifies the majority of the soils as being from the "Swaffham Prior" association with their characteristics described as "well drained calcareous and fine loamy soils over chalk rubble" and as suitable for "cereals, sugar beet and potatoes". Towards the River Bain the farm land is described as being from the "Cannamore" and "Wickham 2" series with their characteristics described as "fine loamy and clayey soils".

The land is not currently entered into any agri-environment schemes and, therefore, provides the perfect opportunity for any potential purchaser to implement their own scheme.

The shooting rights over the farm are in hand and included in the sale. In the past the family have held informal wild shoot days on the farm with the rolling topograph lending itself to providing some challenging drives. The fishing rights are also in hand, exercised only for private use.



In addition, wildlife habitat was of significant importance to the Needler family with grass margins and mature hedges surrounding the farm.



LAND AND SPORTING

Field Name	Field Number	Hectares	Acres	Description
Feeding Field	2161	3.50	8.65	Permanent Grassland
Lambert Walk	4092	28.87	71.34	Arable
LW Woodland	9206	0.06	0.15	Woodland
Clarks Field	0345	21.18	52.34	Arable plus half river
Gintys Wood	8509	0.07	0.17	Woodland
Gintys	0421	3.13	7.74	Permanent Grassland
Goulceby	3845	7.73	19.09	Arable plus half river
Willow Holt	6614	0.87	2.15	Woodland
Chapmans Close	5015	11.93	29.48	Arable
Castle Close	5877	17.86	44.12	Arable plus half river
Swath Walk	1489	31.35	77.47	Arable
New Close Plantation	1370	2.50	6.18	Woodland
Mill Walk	3445	10.40	25.69	Arable plus half river
Mill Meadow	5018	3.24	8.00	Permanent Grass plus half river
Hobbs Hole	2025	15.12	37.36	Arable plus half river
Ram Pump	0001	0.55	1.35	Woodland and Hardstanding
Dip Dyke	7829	31.66	78.23	Arable plus half river
Parishes Plantation	6415	0.25	0.62	Woodland
Home Close	5813	8.55	21.13	Permanent Grass
Paddock	3831	0.51	1.27	Permanent Grass
Barn Close	5138	0.46	1.14	Permanent Grass
	3942	0.04	0.10	Stable Block and Hardstanding
Pingles	5158	7.18	17.74	Permanent Grass
	5048	0.08	0.20	Woodland / Quarry
	7862	0.72	1.78	Track
Ranby Grange Farmhouse, Gardens, Farmyard and Buildings	0002	1.94	4.80	<p style="text-align: center;">Back Cropping</p> <p style="text-align: center;">Details of the last five years of back cropping are to be found in the Data Room or by prior appointment with the Selling Agents.</p>
The Old Smithy	0003	0.06	0.16	
1 The Row	0004	0.12	0.29	
Baytree Cottage				
Sycamore Cottage				
Briar Lea	0005	0.08	0.19	
		210.01	518.93	

LAND AND SPORTING

Dip Dyke



Swath Walk



RESIDENTIAL PROPERTIES

No.1 The Row

A two bedroom end-terrace cottage of melamine brick construction under a part concrete interlocking tile roof, part slate roof to the rear. The accommodation is arranged across two storeys to include a hall, kitchen, bathroom and living room with open fireplace on the ground floor and one double bedroom and one single bedroom plus a box room on the first floor.

Outside there are two traditional outhouse stores and a detached concrete rendered single garage.

Services

The property benefits from electric storage heaters. Mains water and electricity are connected to the property and drainage is to a septic tank.

Outgoings

East Lindsey District Council - Council Tax Band "A".
Council Tax Payable 2024/2025 - £1,366.32

Energy Performance Certificate

The EPC Rating is "G".

Baytree Cottage

A two bedroom mid-terrace cottage of melamine brick construction under a part concrete interlocking tile roof/part slate roof to the rear. The accommodation is arranged across two storeys to include a porch, living room with open fireplace, kitchen and a bathroom on the ground floor. To the first floor there is one double bedroom and one single bedroom.

Outside there are two traditional outhouse stores.

Services

The property benefits from oil fired central heating. Mains water and electricity are connected to the property and drainage is to a septic tank.

Outgoings

East Lindsey District Council - Council Tax Band "A".
Council Tax Payable 2024/2025 - £1,366.32

Energy Performance Certificate

The EPC Rating is "D".

Sycamore Cottage

A two bedroom end-terrace cottage of melamine brick construction under a part concrete interlocking tile roof/part slate roof to the rear. The accommodation is arranged across two storeys with a rear porch, kitchen with utility, bathroom and sitting room with wood burner on the ground floor. To the first floor, there is one double bedroom and one single bedroom.

Outside there are two traditional outhouse stores and a detached concrete rendered single garage.

Services

The property benefits from oil fired central heating. Mains water and electricity are connected to the property and drainage is to a septic tank.

Outgoings

East Lindsey District Council - Council Tax Band "A".
Council Tax Payable 2024/2025 - £1,366.32

Energy Performance Certificate

The EPC Rating is "E".

Ground Floor
Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 76.4 sq. metres (821.8 sq. feet)

First Floor
Approx. 35.1 sq. metres (378.2 sq. feet)



Ground Floor
Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 81.2 sq. metres (873.9 sq. feet)

First Floor
Approx. 37.2 sq. metres (400.5 sq. feet)



Ground Floor
Approx. 39.4 sq. metres (424.4 sq. feet)



Not to Scale
For Identification Purposes Only

First Floor
Approx. 28.7sq. metres (308.9sq. feet)



Total area: approx. 81.2 sq. metres (873.9 sq. feet)

RESIDENTIAL PROPERTIES



Briar Lea

No. 1 The Row Baytree Cottage Sycamore Cottage

Rear View of the Cottages



The Old Smithy

RESIDENTIAL PROPERTIES

Briar Lea

A three bedroom detached bungalow of red brick construction under a concrete interlocking tile roof. The accommodation includes a hallway, front sitting room, bathroom, kitchen with pantry, two double bedrooms, one single bedroom and access to rear conservatory/utility. The property benefits from UPVC doors and windows throughout.

Outside the garden accommodates the septic tank for No. 1 The Row, Baytree Cottage and Sycamore Cottage. There is a single garage (18'0" x 10'0") with adjoining log store.

Services

The property benefits from oil fired central heating. Mains water and electricity are connected to the property and drainage is to a septic tank.

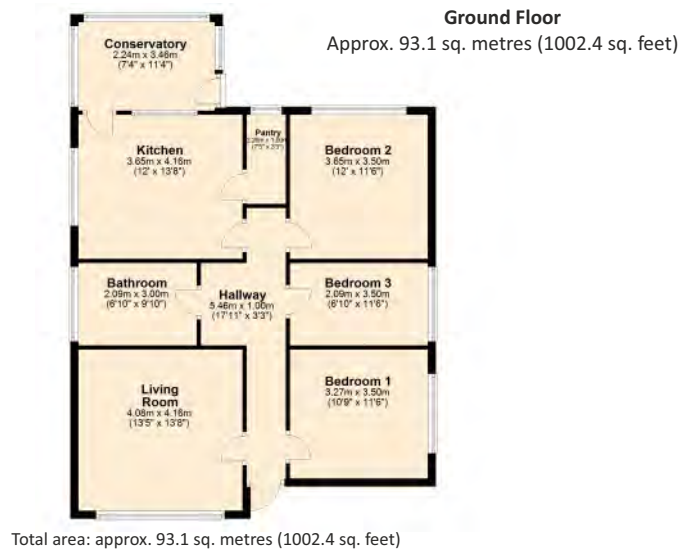
Outgoings

East Lindsey District Council - Council Tax Band "A".

Council Tax Payable 2024/2025 - £1,366.32

Energy Performance Certificate

The EPC Rating is "D".



The Old Smithy

A detached cottage constructed of melamine brick under a slate roof. The accommodation on the ground floor comprises a porch, living room with open fireplace with back boiler off to the dining room, kitchen and downstairs bathroom. To the first floor there are three double bedrooms.

Outside there is a detached single garage with further small traditional outbuildings to the rear. The gardens are laid to lawn with excellent views of the surrounding countryside.

Services

The property benefits from a solid fuel open fire to back boiler. Mains water and electricity are connected to the property and drainage is to a septic tank situated in the adjoining field.

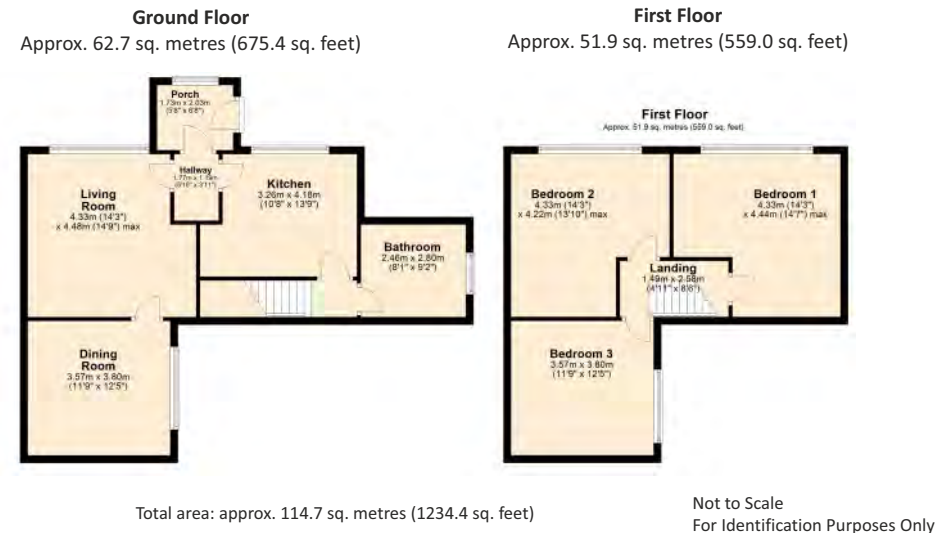
Outgoings

East Lindsey District Council - Council Tax Band "A".

Council Tax Payable 2024/2025 - £1,366.32

Energy Performance Certificate

The EPC Rating is "E".



RANBY GRANGE



GENERAL REMARKS

Tenure & Possession

Vacant possession of Ranby Grange will be given upon completion, subject to the occupancies described below:-

Property Description	Tenancy
No. 1 The Row	Rent (Agriculture) Act 1976 - unwritten
Baytree Cottage	Assured Shorthold Tenancy - unwritten
Sycamore Cottage	Assured Shorthold Tenancy - unwritten
Briar Lea	Vacant possession upon completion
The Old Smithy	Vacant possession upon completion
Gintys - RLR 0421	Farm Business Tenancy expiring 30 September 2027

Easements, Wayleaves & Rights of Way

There are wayleaves held in favour of National Grid (previously East Midlands Electricity Board) in respect of overhead lines and pole apparatus. The Theddlethorpe to Hatton gas pipeline crosses RLR numbers 5813, 7829, 2025 and 3445.

There is a third party access to the area known as the Ram Pump (as shown by a brown line on the Land Plan).

The land is sold subject to any other 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.

Ram Pump

The buildings are currently fed by a private supply via the Ram Pump located on third party land. Further details can be found in the Data Room.

Mill Meadow

The area hatched blue on the Land Plan totals approximately 0.65 acre and is owned by a third party. A nominal rent will be negotiated prior to completion.

Basic Payment Scheme

All of the farmland is registered on the Rural Payments Agency Rural Land Register and the Vendor will retain the De-linked Payment.

Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone. Farmers within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Outgoings

Drainage Rates are payable to the Witham Third District Internal Drainage Board and a General Drainage Charge is also payable to the Environment Agency. Further details can be found in the Data Room.

Fixtures & Fittings

Those items mentioned in these particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Purchaser(s) should be aware that all residential properties are let unfurnished without white goods and tenant's fixtures and fittings are specifically excluded. The cottages are in need of modernisation.

Holdover & Early Entry

The Vendor reserves the right to use all buildings, to include the machinery storage and grain store facilities until the 31 May 2025. In addition, the Vendor reserves the right to hold a machinery dispersal sale on the Holding and use an area of land close to the farmyard for facilitating the sale. Early entry will be considered subject to agreement between the parties.



Plans, Areas and Schedules

Plans attached to these particulars are based on data provided by the Rural Land Registry and the Ordnance Survey and are for reference only. Purchasers will be deemed to have satisfied themselves of the land.

Additional Information/Data Room

The following further information is available online from the Selling Agents, upon request:-

RLR Data, Back Cropping, Wayleave Agreements, Drainage Plans & Property Information.

Solicitors

Mr David Harvey of Bridge McFarland LLP, 26 Market Place, Market Rasen, LN8 3HL.
Telephone: 01673 210043, E-mail: dxh@bmcf.co.uk

Local Authority

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

Health and Safety

Given the potential hazards of a working farm, we ask that you are as vigilant as possible when viewing the farm for your own personal safety, particularly around the farm buildings.

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 subsequently be payable.

Viewing

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

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.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Method of Sale

The land is offered for sale as a **whole by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of the Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**Ranby Grange Tender**".
6. Submitted not later than **12 noon on Friday 02 August 2024**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to Tom Norman (07920 232135) and Tony Dale (07970 126302) of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.



What3Words

///drooling-guidebook.posts - Main Farm Entrance.



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JH Pickup
& Co