The Tathwell Estate
Tathwell, Lincolnshire, LN11 9SU
The marketing of the Tathwell Estate presents a once in a lifetime opportunity to acquire 1,000 acres in a ring fence. This “premier league” very productive commercial arable farm is located in the Lincolnshire Wolds Area of Outstanding Natural Beauty, the likes of which has not been to the market for a decade or more. The property is highly regarded locally as a jewel in a very strong arable farming area. The property comprises:

- 938.18 acres (379.67ha) of impressive yielding arable land and 36.99 acres (14.97ha) of pasture in large undulating fields on the top of the chalk based Wolds
- Five residential properties including a principal house and four cottages with scope to develop a substantial secluded family home situated in the heart of the estate (stp)
- Good farm buildings including approx. 3,100 tonnes of grain storage
- Range of traditional buildings suitable for alternative uses (stp)
- Cottage rental and let commercial property income
- Existing syndicate shoot with scope to develop the sporting potential of the estate
- A classic Lincolnshire Wolds farm with status and privacy
- Available as a whole or in five lots

Sole Agents:
Masons Chartered Surveyors
Cornmarket, Louth,
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Introduction
The Tathwell Estate is situated in the beautiful Lincolnshire Wolds Area of Outstanding Natural Beauty and is set in an enviable location commanding impressive views of the surrounding countryside. In all, the estate extends to about 1004.17 acres (406.38 ha). The productive, well bodied and naturally free draining land all lies within a ring fenced block around the farm yard and is mainly arable land with some permanent pasture around the yard. The twenty one arable fields are all of regular shapes with an average field size of almost 45 acres and are well suited to large, modern farm machinery. The land is served by mainly stone internal farm tracks and perimeter roads.

The main farm yard at Orgarth Hill provides a range of modern buildings with grain drying facilities and storage to service the farm. There are further modern and traditional buildings available at Chaplin’s Yard, some of which are let on commercial tenancies.

There are five residential properties on the estate, three of which are on the main farmstead at Orgarth Hill, comprising a detached house with scope to improve to make a family home (stp) and a pair of semi-detached cottages, with a further pair of cottages close to the village of Tathwell which are accessed from the public highway.

The arable land is classified as predominantly Grade 2 with some Grade 3 on the Provisional MAFF Agricultural Land Classification of England and Wales, sheet 105. The soils are identified in the Soil Survey of England and Wales as Tathwell and Andover Series.

Recent rotations have consisted of; oilseed rape, winter wheat, winter and spring barley and vining peas, producing high yielding commercial crops. The permanent pasture is divided into two parcels, both of which are well fenced with mains water supplies.

Location / Situation
The Lincolnshire Wolds is known for its beauty and un-spoilt countryside and is very much an agriculturally orientated area, well known for its productive arable farms. Within the area, the village of Tathwell is particularly popular.

The Tathwell Estate lies 30 miles to the north east of Lincoln, 20 miles south of Grimsby and 65 miles to the north of Peterborough. The picturesque market town of Louth is located 3.5 miles to the north. The popular village of Woodhall Spa, which is known as the home of English Golf, is 18 miles south west and the popular seaside village of Sandilands is 20 miles to the east. London can be reached via train link from Peterborough (trains approx. every 20 mins at peak times) or Newark (trains approx. every 30 mins at peak times). Humberside Airport is 28 miles to the north with the larger East Midlands airport 80 miles to the south west, both of which offer domestic and international services.

There are excellent public and private sector schools within easy reach, including both village and town primary schools, local grammar schools and private schools in Louth, Woodhall Spa, Lincoln and Grimsby.

There are a wide range of recreational pursuits locally, including sports clubs, several golf courses and access to the local coastline. There are also a wide range of equestrian activities, the racecourse at Market Rasen (16 miles) hosts 22 race meetings a year and the South Wold and Brocklesby hunts are both close by. Whilst the estate offers good sporting potential, there are also renowned shoots in the locality.

The local agricultural community benefits from an enviable choice of agricultural dealers and merchants, local and national, as well as Louth Livestock Market.
Lot 1 comprises 670.87 acres (271.50ha), a detached house, a pair of semi-detached cottages and a range of modern and traditional buildings on the main farmstead at Orgarth Hill, together with further buildings at Chaplin’s Yard.

Agricultural Land
The total area of agricultural land extends to 663.14 acres (268.37 ha) or thereabouts and is mainly situated around the farm yard at Orgarth Hill. It comprises 611.01 acres (247.27ha) of arable land and 36.99 acres (14.97ha) of permanent pasture. The land is gently undulating and lies between 70m and 110m above sea level.

The arable land is classified as predominantly Grade 2 with some Grade 3, whilst the permanent pasture is classified as Grade 3 and Grade 4 on the Provisional MAFF Agricultural Land Classification of England and Wales, Sheet 105. The soils are identified in the Soil Survey of England and Wales as Tathwell and Andover series. Recent rotations on the twelve arable parcels have consisted of; oilseed rape, wheat, barley and vining peas, producing high yielding crops. The two parcels of permanent pasture are well fenced with mains water supplies.

The pasture land is let on a grazing licence for cattle during the grazing season.

Orgarth Hill Farm
The main farm yard comprises of an extensive range of modern farm buildings together with a traditional brick barn. There is grain storage for approximately 3,100 tons with drying facilities together with machinery store and chemical store. There is further storage for 500 tonnes on a short term basis. The traditional brick barn incorporates a rest room and workshop. The grain drying facilities comprise of a continuous flow grain dryer complete with tipping pit, intake bin with storage for 90 tonnes and associated augers and conveyors to transfer grain to all grain stores, capable of drying and handling 30 tonnes per hour removing 5% moisture from the grain.

Chaplin’s Yard
Chaplin’s yard comprises of a further range of buildings, both modern and traditional. Two of the general purpose buildings have been used as workshop space by the contractor whilst several buildings are let on commercial tenancies. Parts of the traditional buildings are unoccupied and could be used for alternative uses (stp).

The buildings are shown as numbered on the block plans and described as follows:
Orgarth Hill Farm Buildings

The buildings are serviced by three phase electricity, mains water and are largely surrounded by concrete hard standing. The approximate construction and dimensions are as follows:

1. **Grain Store (27.2m x 9.3m)**
   400t grain store, steel portal frame with sloping asbestos cement roof, concrete floor, part brick and metal clad walls, wooden sliding doors.

2. **Grain Store (27.2m x 9.1m)**
   500t grain store, steel portal frame with asbestos cement roof, concrete floor, part brick and metal clad walls, metal sliding doors.

3. **Grain Store (27.2m x 9.1m)**
   500t grain store, steel portal frame with asbestos cement roof, concrete floor, part brick and metal clad walls, metal sliding doors.

4. **Grain Store (43m x 26.4m)**
   1,700t grain store, steel portal frame with asbestos cement roof and clad walls, concrete floor, sliding doors and grain retaining walls.

5. **Machinery Store (24.45m x 46m)**
   Steel portal frame with asbestos cement roof, concrete floor, part brick and metal clad walls, metal sliding doors. Potential to be used as a temporary grain store.

6. **Chemical Store (6.6m x 11.8m)**
   Breeze block building with metal clad roof.

7. **Grain Drying Facilities**
   Continuous flow grain dryer. 90 tonne grain bin within a part brick built building with asbestos cement clad walls together with an external tipping pit.

8. **Traditional Barn (20.2m x 6.3m)**
   Two storey brick barn with asbestos cement roof and concrete floor. Split internally into workshop, rest room and storage space.
Chaplin's Yard

The buildings are serviced by three phase electricity, mains water and are largely surrounded by hard standing. The approximate construction and dimensions are as follows:

1. **GP Building (13.92m x 12.1m)**
   - Steel portal frame, asbestos cement roof and clad walls, concrete floor, sliding wooden doors.

2. **GP Building (13.92m 12.5m)**
   - Steel portal frame, asbestos cement roof and clad walls, concrete floor, sliding metal doors.

3. **GP Building (13.92m x 12.1m)**
   - Steel portal frame, asbestos cement roof, concrete floor, asbestos sheet clad walls and metal sliding doors. The building is let on a commercial tenancy.

4. **GP Building (23.3m x 20m)**
   - Steel portal frame with asbestos cement roof, concrete floor, asbestos sheet clad walls and concrete floor. The building is let on a commercial tenancy.

5. **Traditional Building (23.9m x 7.2m)**
   - Brick building with tiled roof. The building is let on a commercial tenancy. A storage room is located to the northern aspect of the building which is unoccupied.

6. **Open Fronted Traditional Cart Shed/ Storage Building (10.8m x 5.2m)**
   - Part open front with two bays, brick walls, clay pantile roof and concrete floor.

7. **Open Fronted Traditional Cart Shed (11.6m x 6.3m)**
   - Open fronted cart shed with four bays, brick walls, asbestos cement roof and concrete floor and linked to building 8.

8. **Traditional Brick Granary (15.5m x 6.2m)**
   - Two storey brick building with concrete floor and clay pantile roof. Wooden frame windows and doors.
The Whitehouse, Orgarth Hill, Tathwell, LOUTH, LN11 9SU

The property is located in the heart of the estate and accessed via the driveway leading to the Orgarth Hill farm buildings but stands well back behind a front garden with a long private drive of its own, creating a large parking space and leading to a concrete sectional garage at the rear.

The current house is estimated to date back to around 1900 and has rendered principal walls beneath pitched timber roof structures covered in concrete tiles. The majority of windows in the property are replacement UPVC double glazed units and heating is by an oil-fired central heating system.

Accommodation

Rear entrance with timber framed porch, door into an L Shaped Entrance Hall – with return staircase to the first floor and an under stairs cupboard housing the oil central heating boiler. Lounge – with a sealed fireplace, a window to front and side elevation. Dining Room – with sealed fireplace set in pillared surround and double cupboard to the side. Kitchen – with units having white doors and comprising base cupboards and drawers, roll-edged work surfaces with tiled splashbacks, built in electric oven and LPG five ring hob. Ceramic tiled floor, space and plumbing for washing machine and door to pantry with shelving. Electricity consumer unit with MCB’s. Bathroom – with white suite of panelled bath having shower mixer unit over and glazed screen, pedestal wash basin and low level WC. Ceramic tiled floor and splashbacks.

First floor landing with pillared balustrade to stairwell. Bedroom 1 – at the front with 2 windows, Bedroom 2 – at the rear, Bedroom 3 – at the rear with a built in double cupboard and Bedroom 4 – at the front. The bedrooms are all a good size and capable of taking a double bed.

Outside – a long front garden, further garden to the side and rear and brick and corrugated asbestos stores close to the rear of the house. A long driveway to the concrete sectional garage approximately 5m by 2.5m. The property is let on a periodic Assured Shorthold Tenancy.

It has long been thought that this location would provide the site for a new farmhouse. The seller lives in Louth and has not needed a principal house on the estate. The location is close to the yard but a planting scheme in the paddock would soon shield the dryer and obscure the buildings if so desired.

The planning policy locally allows replacement dwellings of similar scale but National Planning Policy (NPPF) allows for artistic proposals to be allowed. Prospective purchasers should satisfy themselves through discussions with the local
planning authority before committing to a purchase although we believe there to be a very strong likelihood that the “right house” would be granted consent. The setting is ideal, surrounded by grassland and very private.

No: 1 Cottage, Orgarth Hill, Tathwell, LOUTH, LN11 9YD

The first of a pair of semi-detached cottages believed to date back to around 1900 with brick-faced principal walls beneath a main pitched timber roof structure covered in concrete interlocking tiles whilst a smaller rear extension followed by a more recent rear extension at single storey level have flat fibreglass roof coverings. The property has replacement UPVC double glazed windows and heating by an oil-fired central heating system.

This pair of cottages is located in an open rural location and accessed by following the private farm driveway through the large range of farm outbuildings to the eventual conclusion of this drive where the two properties stand on the left.

Accommodation

Part-glazed (double glazed) door into a Utility Room at the Rear – with base double cupboard, space with plumbing for washing machine and the

Floorplans

1 Orgarth Hill Cottage

2 Orgarth Hill Cottage
oil-fired combination central heating boiler. **Entrance Hall** – with digital central heating controls and return staircase to above with under-stairs store cupboard. **Lounge** – brick fire surround with granite mantel shelf over, **Dining Kitchen** – with a modern range of base and wall units, work surfaces with tile splashbacks and sink unit, built-in electric oven, four plate hob and cooker hood above. Electricity Consumer Unit with MCBs and part ceramic tiled floor. **Study** at the front of the property and Ground Floor **Bathroom** – with white suite of panelled bath having shower fittings to mixer tap and glazed screen, pedestal wash hand basin and low level WC. Ceramic tiled walls.

**First Floor** Landing, **L Shaped Bedroom 1** – at the front, **Bedroom 2** – also at the front with an over stairs storage cupboard and **Bedroom 3** – at the rear with door and steps down from the landing and a sloping ceiling down to 1.15m ceiling height.

**Outside** – the property has a large plot with main garden positioned at the rear and laid to lawn with borders, front garden also laid to lawn and the driveway providing ample parking space. Modern oil storage tank and brick built fuel bunker.

The cottage is let on a periodic Assured Shorthold Tenancy.

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**No: 2 Cottage, Orgarth Hill, Tathwell, LOUTH, LN11 9YD**

Located and constructed as No: 1 Cottage adjacent, the property has replacement UPVC framed double glazed windows and an oil-fired central heating system.

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**First floor landing, Bedroom 1** – L shaped at the front with a built in range of double wardrobe, dressing table in front of the chimney breast and airing cupboard containing hot water cylinder. **Bedroom 2** – also at the front with an over stairs store cupboard and **Bedroom 3** - at the rear with door and 2 steps down together with low sloping ceiling to approximately 1.18m height.

**Outside**

The property has good sized gardens which are principally located to the rear and laid to lawn with flower beds and borders, lawned front garden and long driveway leading past the side of the cottage to a detached concrete sectional garage approximately 5m by 2.8m. Modern oil storage tank and timber garden shed.

The cottage is occupied by a farm worker who has security of tenure as a result of the time he has previously spent working on the farm.

**Room Dimensions**

Approximate room dimensions are shown on the floor plans for the residential properties which are indicative of the room layout and not to specific scale.

Please see General Remarks and Stipulations for detail regarding the services to the residential dwellings.

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LOT 2  
(shown edged in blue on the plan)

Agricultural Land

The total area of Lot 2 extends to 281.40 acres (113.88ha) and is situated between Haugham Lane and the A16 trunk road. The access to the land is directly off Haugham Lane with a further access directly off the A16. A stone track runs through the land between the two accesses. The land is gently undulating with a predominantly southerly aspect and lies between 72m and 98m above sea level.

There are 277.45 acres (112.28ha) of arable land and 3.95 acres (1.60ha) of non-agricultural land. The arable land is classified as predominantly Grade 2 with some Grade 3, on the Provisional MAFF Agricultural Land Classification of England and Wales, sheet 105.

The soils are identified in the Soil Survey of England and Wales as Tathwell series. Recent rotations on the seven arable parcels have consisted of oilseed rape, wheat, barley and vining peas, producing high yielding crops.

A concrete yard area known as Lewis’s Yard incorporates a Dutch Barn (26.4m x 9m) with asbestos cement roof and concrete floor with no walls.

The concrete yard area surrounding the building is suitable for straw storage.
LOT 3  
(shown edged in green on the plan)

Agricultural Land

The total area of Lot 3 extends to 51.70 acres (20.92ha) and comprises of 49.72 acres (20.12ha) of arable land and 1.98 acres (0.80ha) of woodland and non-agricultural land.

The land is situated to the north and east of Lodge Lane and Thackers Lane.

The land is gently undulating and lies between 70m and 85m above sea level.

The arable land is classified as Grade 2 and Grade 3 on the Provisional MAFF Agricultural Land Classification of England and Wales, sheet 105. The soils are identified in the Soil Survey of England and Wales as Tathwell and Andover series. Recent rotations on the two arable parcels have consisted of oilseed rape, wheat, barley and vining peas, producing high yielding crops.

The land is currently part of the arable rotation, however part could be used for other purposes, including equestrian use (stp).
LOT 4

1 Lodge Cottage, Lodge Lane, Louth, LN11 0HE

A semi-detached cottage positioned along a small country lane within scenic Wolds countryside and together with its neighbour having no other close neighbouring properties. Believed to date back to around 1900 the property has brick facings to the principal walls beneath a pitched timber roof structure covered in concrete interlocking tiles and a single storey rear extension, thought to date back to the 1950s with a flat mineral felt roof covering. The property has an oil-fired central heating system via a combination boiler and replacement UPVC framed double-glazed windows.

Accommodation

First Floor Landing, Bedroom 1 – L-shaped at the front, Bedroom 2 – with built in cupboard over the staircase bulkhead and within this is the trap access to the roof void, Bedroom 3 – with door and two steps down from the landing and a deep sloping ceiling down to 1.18m height with beam.

Outside – attractive lawned gardens to front and rear, the latter of good size with brick and corrugated asbestos garden store. Timber garden shed, fencing and hedges, modern oil tank in fenced enclosure and superb views over the surrounding fields and hills. At the front of the cottage is a driveway providing parking space for 2 / 3 cars.

The property is let on a periodic Assured Shorthold Tenancy.

LOT 5

2 Lodge Cottage, Lodge Lane, Louth, LN11 0HE

Located and constructed as Number 1 but with partial double glazed windows and an oil-fired central heating system with conventional boiler and hot water cylinder.

Accommodation

Rear Entrance with part glazed (double glazed) door into the Entrance Hall – with winding staircase to above. Lounge – at the front with a brick fire surround and base double cupboard to the side. Kitchen – with base cupboards, work surface, sink unit and electric cooker point. Pantry - with the oil fired central heating boiler. Utility Room / Cloak Room – with a low level WC work surface and space with plumbing for washing machine. First Floor Landing, Bedroom 1 – with built- in airing cupboard containing the hot water cylinder and of L shape at the front of the property, Bedroom 2 – also at the front of the property with a built in over stairs cupboard having shelving and Bathroom – with a white suite, comprising low level wc, vanity wash hand basin in base cupboard and pine panelled bath with further pine cupboard to one end. Deep sloping ceiling down to 1.18m height.

Outside – the property has very similar gardens to Number 1, of good size to the rear and has a semi-detached brick and corrugated asbestos store in the rear garden together with the oil storage tank. At the front of the cottage is a driveway providing parking space for 2 / 3 cars.

The property is let on a periodic Assured Shorthold Tenancy.
Lot 1 (The White House is circled)
Method of Sale

The estate is offered for sale by private treaty as a whole or in five lots.

<table>
<thead>
<tr>
<th>LOT</th>
<th>DESCRIPTION</th>
<th>ACRES</th>
<th>HA</th>
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<tbody>
<tr>
<td>1</td>
<td>Arable and pasture land, Orgarth Hill Farm, three Cottages and Chaplins Yard</td>
<td>670.87</td>
<td>271.50</td>
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<tr>
<td>2</td>
<td>Arable Land</td>
<td>281.40</td>
<td>113.88</td>
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<td>3</td>
<td>Arable land</td>
<td>51.70</td>
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<tr>
<td>4</td>
<td>1 Lodge Cottage</td>
<td>0.10</td>
<td>0.04</td>
</tr>
<tr>
<td>5</td>
<td>2 Lodge Cottage</td>
<td>0.10</td>
<td>0.04</td>
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Tenure and Possession

The Tathwell Estate is available Freehold subject to the following tenancies/ licenses:

<table>
<thead>
<tr>
<th>LOT</th>
<th>PROPERTY</th>
<th>DESCRIPTION</th>
<th>RENT</th>
<th>AGREEMENT</th>
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<tbody>
<tr>
<td>1</td>
<td>Orgarth Hill</td>
<td>3 bedroom semi detached</td>
<td>£525 per calendar month (pcm) plus £15 pcm for water.</td>
<td>Assured Shorthold Tenancy</td>
</tr>
<tr>
<td>1</td>
<td>2 Orgarth Hill</td>
<td>3 bedroom semi detached</td>
<td>£380pcm plus £10pcm for water</td>
<td>Unwritten Rent Agriculture Act 1976 tenancy</td>
</tr>
<tr>
<td>1</td>
<td>The White House</td>
<td>3 bedroom detached property</td>
<td>£450pcm</td>
<td>Assured Shorthold Tenancy</td>
</tr>
<tr>
<td>1</td>
<td>Woodman’s Building, Chaplins Yard</td>
<td>GP Building with part brick.</td>
<td>£200pcm</td>
<td>Unwritten 54 Act tenancy</td>
</tr>
<tr>
<td>1</td>
<td>Stone Masons Building, Chaplins Yard</td>
<td>GP Building</td>
<td>£450pcm</td>
<td>Unwritten 54 Act tenancy</td>
</tr>
<tr>
<td>1</td>
<td>Permanent Pasture</td>
<td>Permanent Pasture</td>
<td>Licence for grazing season</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>1 Lodge Cottage</td>
<td>3 bedroom semi detached</td>
<td>£500pcm</td>
<td>Assured Shorthold Tenancy</td>
</tr>
<tr>
<td>5</td>
<td>2 Lodge Cottage</td>
<td>3 bedroom semi detached</td>
<td>£300pcm</td>
<td>Assured Shorthold Tenancy</td>
</tr>
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</table>

Exchange of contracts and Completion

Exchange of contracts is to take place 28 days after receipt by the purchasers’ Solicitors of a draft contract. Completion to be 21 days thereafter. A deposit of 10% of the purchase price will be payable on exchange of contracts.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme and the Basic Payment Scheme Entitlements are included with the sale.

The Seller will reserve the 2016 Basic Payment Scheme Payment and the buyer(s) will be required to indemnify the sellers against any non-compliance penalties for the remaining period of the 2016 claim. The seller’s application for the 2016 BPS claim is available from the selling agent.

Number of entitlements available for each lot:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Entitlements</th>
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<tr>
<td>1</td>
<td>261.26</td>
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<tr>
<td>2</td>
<td>112.21</td>
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<tr>
<td>3</td>
<td>20.12</td>
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</tbody>
</table>

Environmental Stewardship Scheme

The estate is entered into an Entry Level Stewardship with an annual payment of £12,048 (over the whole) and the buyer(s) will be required to continue with the scheme for the remainder of the term of the agreement. The seller will retain any payments under the scheme up to completion of the sale. The agreement can be split should the estate be sold in lots and runs from 1st October 2013 until 30th September 2018. Full details of the scheme are available from the selling agent. The agreement includes various options including, hedgerow management, buffer strips and field corners.

Past Cropping

A past cropping schedule and other information on the farming of the property are available from the selling agent.

Services

Farm Buildings: - Mains water and three phase electricity are connected to the buildings at Orgarth Hill and Chaplins Yard.

Houses: - all of the properties have mains water and electricity, private foul drainage systems and oil fired central heating systems.

Fixtures and Fittings

All items usually regarded as tenant’s fixtures and fittings are specifically reserved from the sale.
Outgoings and Charges
The land is subject to Environment Agency general drainage charges. The charges for the period 01/04/2015 to 31/03/2016 equate to £1,379.71.

Wayleaves, Easements, Covenants and Rights of Way
A gas pipeline runs through the estate. The route is shown on a plan which is available from the selling agent.

Several private water pipes cross the land. The routes are shown on a plan which is available from the selling agent.

Overhead electricity lines cross parts of Lots 1 and 3. Further details are available from the selling agent.

The land is crossed by a public bridleway. The route is shown on a plan which is available from the selling agent.

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

Development Uplift Clause
The hatched areas on the plan within Lots 1 and 3 will be subject to a development uplift clause. The seller is imposing a development uplift clause for a period of 30 years from completion. The uplift will be in respect of residential or employment use (other than agricultural or equestrian) or use for mobile or static homes on the site and will be charged at 50% of any increase in value of the land with the benefit of planning permission for such development over and above the pro rata purchase price linked to RPI. The uplift to be linked either to the sale of land with the benefit of planning permission or the commencement of development whichever is the earlier.

Statutory Designations
The whole Estate is located within the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB). It is also in a Nitrate Vulnerable Zone (NVZ).

LOT 2:- Bowl Barrow Cemetery on Bully Hill is scheduled under the Ancient Monuments and Archaeological Areas Act 1979. Further details are available from the selling agent.

Holdover
The seller reserves the right for themselves and persons authorised by them to store harvested crops until 31st May 2017 and to use the drying equipment and services. The seller also reserves the right for themselves and others to hold a farm machinery sale up to 30th October 2016.

Ingoing Valuation
In addition to the purchase price, the purchasers(s) may be required to pay for growing crops, new leys, acts of husbandry at cost or market value whichever is the higher. There will be no charge for UMV’s or RMV’s. No claim will be allowed for dilapidations or any other matters.

Early Entry
Early entry may be available, subject to negotiations but only after exchange of contracts and the payment of a 20% non-refundable deposit.

Sporting, Timber and Mineral Rights
The minerals, sporting and timber rights, so far as they are owned, are included in the sale.

Reserved Rights over Adjoining Property
Should the estate be sold in lots, there will be reserved rights agreed as necessary to benefit each lot and to ensure the continued supply of services across the estate. Further details are available from the selling agent.
**Council Tax Bandings and EPC Ratings**
Copies of the full Energy Performance Certificates are available from the selling agent.

<table>
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<tr>
<th>PROPERTY</th>
<th>COUNCIL TAX BAND</th>
<th>EPC RATING</th>
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<tbody>
<tr>
<td>1 Lodge Cottage</td>
<td>A</td>
<td>F</td>
</tr>
<tr>
<td>2 Lodge Cottage</td>
<td>A</td>
<td>E</td>
</tr>
<tr>
<td>1 Orgarth Hill</td>
<td>A</td>
<td>F</td>
</tr>
<tr>
<td>2 Orgarth Hill</td>
<td>A</td>
<td>F</td>
</tr>
<tr>
<td>The White House</td>
<td>B</td>
<td>F</td>
</tr>
<tr>
<td>Woodmans Building, Chaplins Yard</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Stone Masons Building, Chaplins Yard</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Local Authority**
The estate is located in the East Lindsey District Council administrative area.

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP | Telephone: - 01507 601111

**Seller’s Solicitors**
Woodfines Solicitors, 6 Bedford Road, Sandy, Bedfordshire, SG19 1EN

**Contact:** - Brian Bennett  | **Telephone:** - 01767 684322 | **Email:** - bbennett@woodfines.co.uk

**VAT**
VAT will be charged on the proportion of the purchase price apportioned to the Basic Payment Scheme Entitlements.

**General Information**
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. No appliances or equipment have been tested. The plans and associated acreages have been prepared for illustrative purposes only and not to a specific scale and their accuracy cannot be guaranteed.

**Date of Information**
Particulars prepared June 2016.

Viewing
Strictly by prior appointment with the selling agent:
- Masons Chartered Surveyors
  Cornmarket
  Louth
  Lincolnshire
  LN11 9QD

**Contact:** - Romina Llorente or Tim Needham

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There will be viewing days for the residential properties, held on specified dates by prior appointment with the selling agent.

**Health and Safety**
Given the potential hazards of a working farm, we would ask viewers to be as vigilant as possible for your own personal safety when making your inspection, particularly around the buildings.

Neither the seller nor the selling agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

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## General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. No appliances or equipment have been tested. The plans and associated acreages have been prepared for illustrative purposes only and not to a specific scale and their accuracy cannot be guaranteed.

## Date of Information

Particulars prepared June 2016.
Important Notice

Messrs Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

(i) The particulars are not part of an offer or contract and are given 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 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 inquiries or submitting offers for the property.

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