

441 acres (178.5 hectares) or thereabouts
Thoresway Grange Farm, Thoresway, Near Rothwell, Lincolnshire, LN8 3UY

Thoresway Grange Farm, Thoresway, Market Rasen, Lincolnshire, LN8 3UY

Lincoln - 25 miles Grimsby - 14 miles Market Rasen - 8 miles

Louth - 14 miles Caistor - 5 miles Binbrook - 4 miles Rothwell - 1.5 miles

In all 441 acres (178.5 hectares) or thereabouts. A gem of a wold farm. A highly productive arable holding with an attractive period farmhouse, three cottages and a range of traditional and general purpose farm buildings within the Lincolnshire wolds, an Area of Outstanding Natural Beauty.

For Sale by Informal Tender - Friday 19th July 2019 before 12 noon

Lot 1 - 403 acre farm - £4,750,000 Lot 2 - 38 acres, grass, wood, lake £225,000



Description

Situated in the beautiful rolling countryside of the Lincolnshire Wolds Area of Outstanding Natural Beauty, in a renowned arable farming district, this 441 acre principally arable farm is located between the market towns of Caistor, Market Rasen and Louth, near to the villages of Rothwell and Thoresway.

The farm is offered for sale as a whole or in two lots by informal tender.

Lot 1 - Around 403 acres including a 5 bedroom farmhouse, a pair of semi-detached cottages, and a 4 bedroom detached house, adjacent to a centrally located farmyard with an extensive range of traditional brick barns, a grainstore and general purpose buildings. The farm buildings have potential for a variety of uses subject to obtaining the necessary consents.

The arable land is highly productive and mainly level, being free working, naturally draining, chalk wold which has been sympathetically farmed for many years, past cropping has been based around wheat, malting barley, vining peas, oil seed rape and potatoes.

Lot 2 - Around 38 acres of grass, woodland and an attractive lake which lies a short distance to the south from the main holding.

Location and Access

The farm is located in the north east of the county of Lincolnshire, around 25 miles north east of the cathedral city of Lincoln in the Lincolnshire Wolds. The area is rural in character and well known as an excellent arable farming area. The M180 lies just 13 miles to the north giving good access to the national road network and to east coast ports of Immingham and Hull.

Situation and Amenities

The farm is close to the small wold villages of Thoresway and Rothwell, which offers the nearest public house - the Blacksmiths Arms. Binbrook, 4 miles, has a shop, post office, doctor's surgery, primary school, nursery school and public house. Caistor (5 miles) provides local shopping with supermarkets and a grammar school. Market Rasen (8 miles) is a historic market town with supermarkets, shopping, restaurants, a secondary school, race course, veterinary centre and sports centre. It has a mainline train station linking it to Grimsby in the north, and Newark to the south. Barnetby station 12 miles away offers a rail link to Doncaster main line station. Humberside airport is just 12 miles away.

Method of Sale

Lot 1 - Thoresway Grange. A farmhouse, a pair of semi-detached cottages, detached house, farmyard, and around 402.82 acres - Guide Price £4,750,000

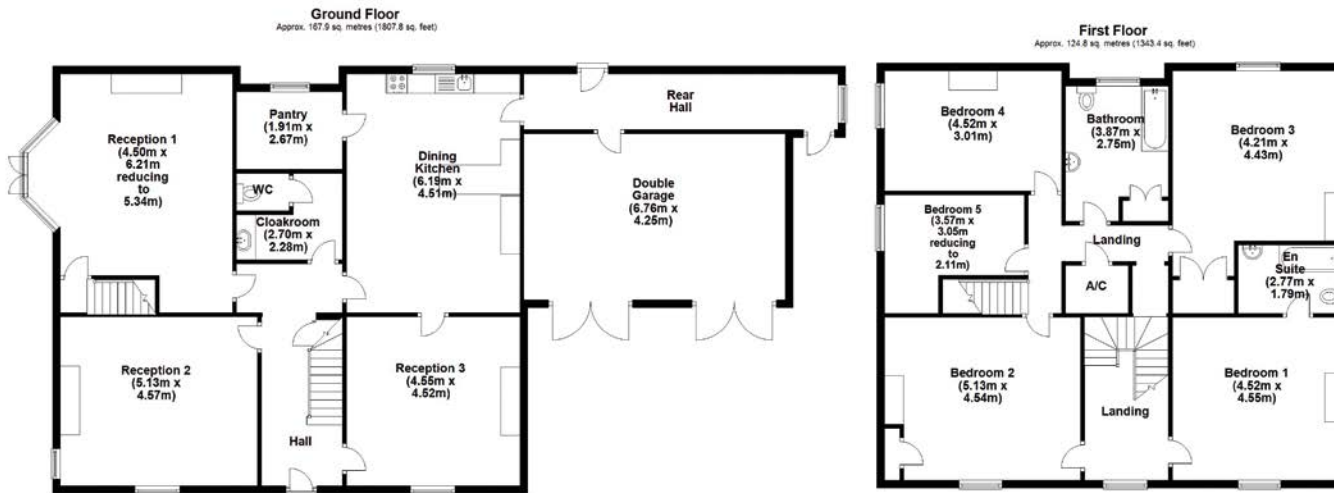
Lot 2 - Far Ings and Black Springs around 38.35 acres of grassland, woodland and a spring fed fishing pond. - Guide Price £225,000

The property is to be sold by informal tender and solicitors will be instructed after acceptance of an offer.

Tenders must be submitted using the prescribed form. If you wish to offer for this property please let us have the full name and address of the person, company or other entity whose intention it is to purchase the property. This will enable us to undertake an electronic Identity Verification. In some cases an electronic check will not be possible and in that case we will request sight of identity documents. We are required to carry out this identification process for prospective buyers before submission of a tender in order to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations.

After Identity Verification has been completed, we will be able to provide you with the Tender Form and access to other information including RPA details and tenancy agreements. The Tender Form must be fully completed and delivered to JHWalter LLP in a sealed envelope marked externally both with the name and address and contact telephone number of the bidder and the heading "Tender - Thoresway Grange" or by email to tenders@jhwalter.co.uk.

Thoresway Grange Farmhouse



The tender must include the name and address of the buyer's solicitor and confirmation as to how it is intended that the purchase will be funded.

The sellers are not bound to accept the highest or indeed any tender.

Offers must be made for a fixed amount and must not be linked in any way to other offers which may be received.

The deadline for receipt of tenders is 12 noon on Friday 19th July 2019.

Lot 1 - Thoresway Grange around 163 hectares (403 acres)
Thoresway Grange Farmhouse

An impressive Grade II listed period farmhouse, thought to date from around 1825, set at the end of the private driveway, in secluded grounds adjoining the farmyard.

The property provides around 292.8 square metres (3151 square feet) of accommodation, with the benefit of oil fired central heating and a double garage.

Entrance hall with stairs to first floor.

Reception Room 4.50m x 5.34m
With open fire and door to terrace.

Reception Room 5.13m max x 4.57m
With open fire.

Reception Room 4.52m x 4.55m
With open fire.

Cloakroom
With wash basin and WC.

Kitchen 6.19m x 4.51m
With fitted wall and base units, sink, electric oven and gas hob.

Pantry 1.91m x 2.67m

Rear Entrance Hall.
There is a small Cellar.

First floor

Bedroom One 4.55m max x 4.52m
With cast fireplace.

En-suite
With bath, WC and wash basin.

Landing

Bedroom Two 5.13m max x 4.53m
With cast fireplace and wash basin.

Bedroom Three 4.21m x 4.43m

Bedroom Four 3.01 m x 4.52m

Bathroom
With bath, WC and wash basin.

Bedroom Five 2.11m x 2.22m and 1.37m x 3.04m

Attached double garage 6.76m x 4.25m
With loft over

Lean to store
with outside WC and Thermecon central heating boiler.

Occupation

The property has been let on an Assured Shorthold Tenancy since 1st July 2011. Further details are available from the selling agent.

No 1 Thoresway Grange Cottages

A semi-detached house with a good sized garden, which provides around 65.6 square metres (706 square feet) of accommodation, with the benefit of double glazing and an electric heating system. On the ground floor; porch, living room, kitchen and pantry and the first floor; two bedrooms and bathroom. Please see floor plan.

Occupation

The property has been let on an Assured Shorthold Tenancy since 20th March 2013. Further details are available from the selling agent.

No 2 Thoresway Grange Cottages

A semi-detached house providing around 72.9 square metres (784 square feet) of accommodation, with the benefit of double glazing.

On the ground floor; entrance porch, kitchen, pantry, living room and on the first floor; three bedrooms and bathroom. Please see floor plan.

Occupation

The property is occupied under a long standing historic tenancy, rent registered 15th January 2019.

No 4 Thoresway Grange Cottages

Previously a pair of semi-detached houses, now occupied as a single dwelling, providing around 161.6 square metres (1739 square feet) of accommodation, with the benefit of double glazing.

Ground floor

Kitchen 2.69m x 2.52m

Fitted wall and base units and sink.

Wet Room

With Mira shower, WC and wash basin.

Reception Room one 3.94m max x 5.74m

With electric storage heater, radiator and open fire.

Reception Room two 3.93m x 4.37m

With radiator and electric storage heater.

Pantry.

Porch.

Store

With solid fuel Parkray, sink and stairs to first floor.

First floor;

Bedroom One 3.94m x 5.78m

Bedroom Two 5.79m x 3.94m

Bedroom Three 2.73m x 3.48m

Bedroom Four 2.73m x 3.50m

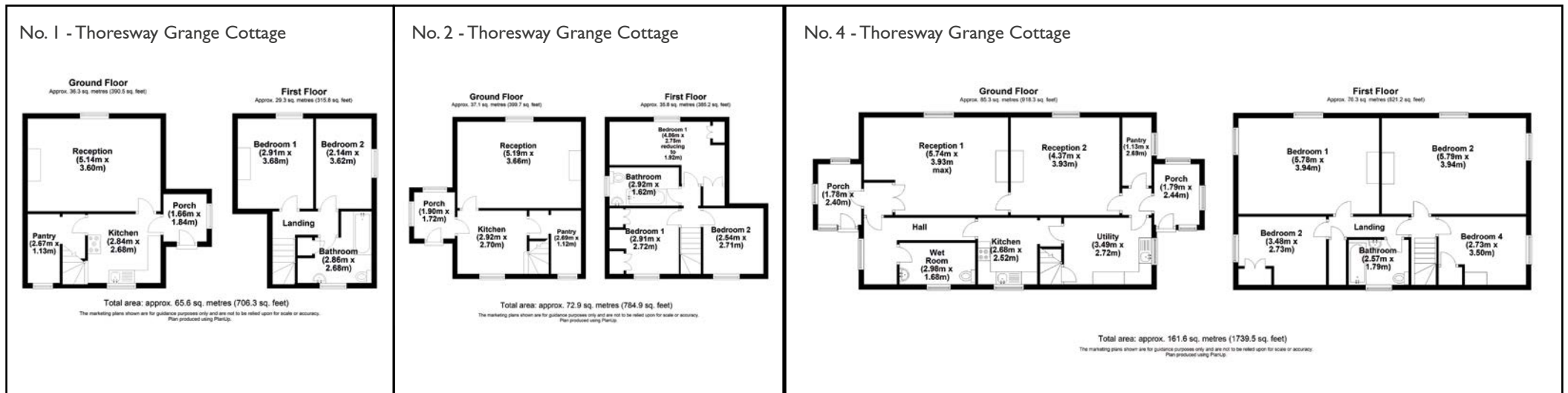
Bathroom

Bath with shower over, WC and wash basin.

Occupation

The property is occupied by a former farm employee and his wife. The rent was registered 24th June 2015.

The occupier has stabled one pony in the crew yard and used the adjoining grass paddock, map reference 6758, around 0.33 acres.

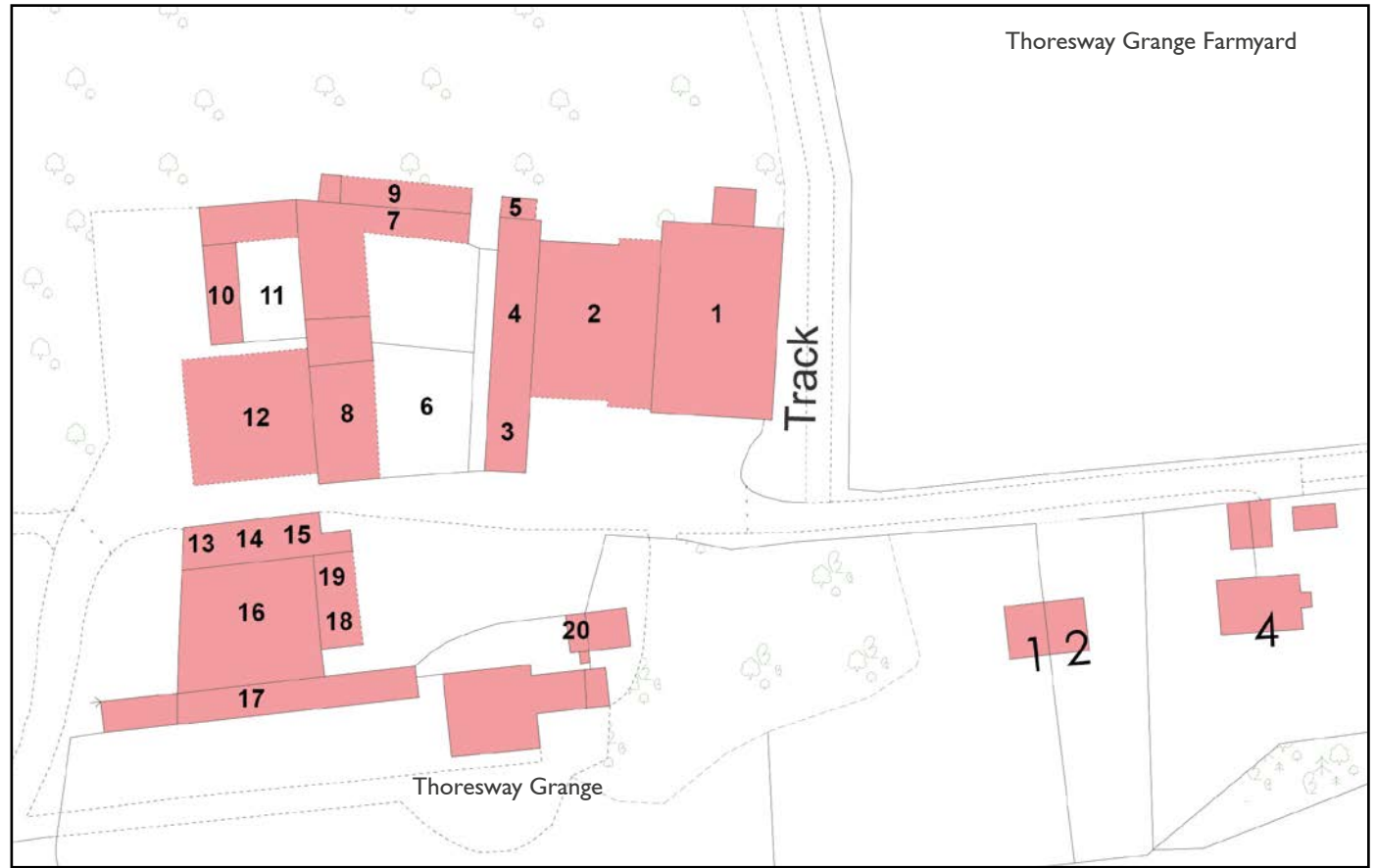




No. 1 & No.2



No. 4



Farm Buildings

The farm has a grainstore, machinery store and an extensive range of traditional red brick farm buildings well located at the centre of the farm close to the farm house and cottages. Please see the layout plan provided.

Plan Ref 1 Grainstore (26m x 18m)

A clear span 6 bay grainstore, the seller estimates they have stored around 700 tonnes of grain. Central drying tunnel with hardwood drying floor, brick and corrugated sheet wall and roof. Fan house with electric fan.

Plan Ref 2 Machinery Store (21.9m x 15.7m)

Open ended store with two lean tos.

Titan 2500 Eco FM2500 Fuel Tank available to buy by separate negotiation.

Plan Ref 3,4 and 5

Single storey brick and tile range including stables, stores and little workshop (5.64m x 3.63m). (Approximately 220 square metres).

Plan Ref 6

Open Crew yard

Plan Ref 7, 8 and 9

A range of brick and chalk buildings under slate and tile roofs, mainly open fronted loose boxes and stores. (Approximately 485 square metres).

Plan Ref 10 and 11

An open crew yard enclosed by brick and tile range of 4 stables and open fronted store. (Approximately 137 square metres).

Plan Ref 12

An open sided 3 bay canopy building with part concrete store. (18.5m x 18.2m)

Plan Ref 13

A substantial white painted brick barn including the big workshop (5.89m x 7.42m) part with mezzanine floor over

Plan Ref 14

store (5.54m x 9.46m)

Plan Ref 15

Small store with 2 water tanks.

Plan Ref 16

Fertiliser Store (18.2m 13.3m) three bay open sided store.

Plan Ref 17

Single storey brick and pantile part open sided store. (Approximately 195 square metres).

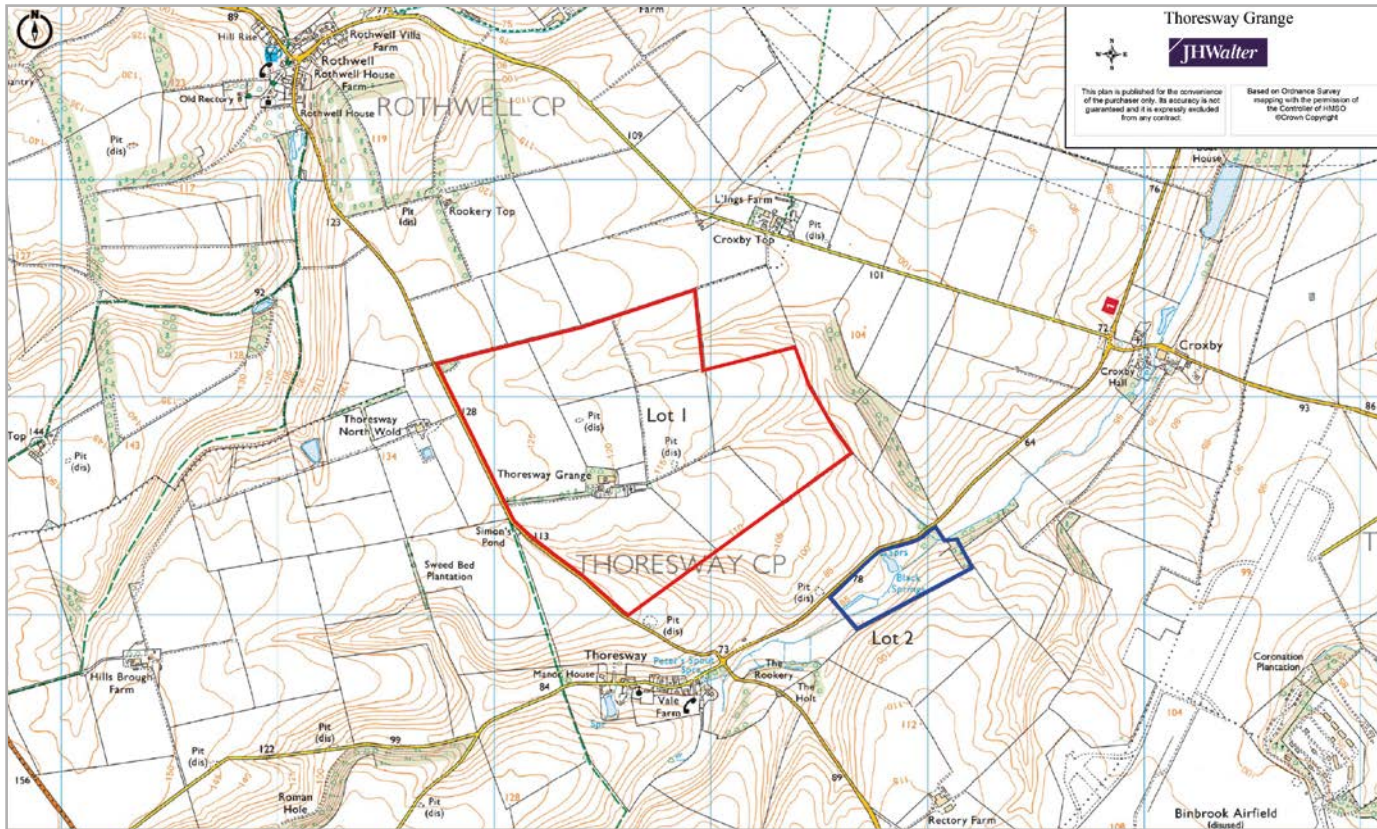
Plan Ref 18 and 19

A brick and slate barn with four open wagon bays and spray store on the ground floor with carpenters workshop (6.0m x 13.0m) on the first floor. (Approximate ground floor area 75 sq m.

Plan Ref 20

Farm Office (2.64m x 2.96m) Adjoining shed and woodstore.





Services

Mains water supply through a private pipe. Mains electricity with three phase available. Radio Broadband repeater Quickline (installed 2018) and available for houses. Drainage to private systems.

Farmland

The farmland is productive free working, naturally draining chalk wold and is divided into 8 fields. The majority of the land is level and shown on the Agricultural Land Classification plan as Grade 2. Past cropping is detailed on the schedule enclosed but has focused on wheat, malting barley, vining peas, oil seed rape and potatoes. The land has been sympathetically farmed for many years. This has included a zero tolerance approach to blackgrass including final hand-roguing where necessary. There are some small areas of grass around the farm. In field 6034 the valley sides around 23 acres were taken out of arable cropping and put down to grass when Nitrate Sensitive Areas were introduced in around 1994.

The Soil Survey of England and Wales 1:250,000 scale plan shows the soils as part Panholes and part Andover 1.

Panholes is described as chalk. Well drained calcareous fine silty soils over chalk. Associated similar shallow soils and deeper non-calcareous fine silty soils. Cereals, some short term grassland, potatoes and field vegetables.

Andover 1 is described as chalk. Shallow well drained calcareous silty soils over chalk on slopes and crests. Deep calcareous and non-calcareous fine silty soils in valley bottom. Striped soil patterns locally. Cereals, sugar beet and potatoes in Lincolnshire and Yorkshire. Some woodland.

Lot 2 - Far Ings and Black Springs around 38.35 acres

An attractive valley with a natural spring fed fishing pond (0.68 acres), stream. Around 17 acres of permanent pasture and 20 acres of woodland. Most of the woodland was planted in 1993 under a Farm Woodland Premium scheme and is a mix of Oak, Ash, Sycamore, Cherry and Alder. Water was once pumped from here as the water source for the farm. Sheep graze the grassland on a grazing licence.

General Remarks

Sporting Rights

The sporting rights are in hand and included with the freehold.

Minerals

The mineral rights are for sale with the freehold in so far as they are owned.

Basic Payment Scheme

The farmland is eligible for the Basic Payment Scheme with eligible areas detailed on the enclosed schedule. 164.12 Basic Payments Entitlements are held and will be included in the sale price tendered. The parties will agree a market price for the entitlements to apportion the price between the land and the entitlements. The current year's Basic Payment will be retained by the sellers.

Lot 1 has an eligible area of around 157.47 hectares. Lot 2 has an eligible area of around 6.81 hectares. Copies of the Rural Land Register maps are available from the selling agents.

Lot 1



Tenure

The farm is freehold and registered under title number LL276006. The arable land is farmed in hand by one of the sellers. The houses are let, as detailed earlier in this brochure. There is third party grazing of sheep, and stabling and grazing of horses. Potatoes are grown under a cropping licence.

Timing, Holdover & Early Entry

It is intended that the seller will harvest the 2019 crops and the sale will complete in the Autumn. The seller will reserve rights of holdover to harvest crops, use parts of the farm buildings for storage of crops and machinery as a minimum until 31 December 2019. The seller will consider granting early entry for the establishment of crops after exchange of contracts on payment of a double deposit.

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all easements, wayleaves and rights of way whether public or private and whether or not mentioned in these particulars of sale. Lot 1 is crossed by a gas pipeline. There are no footpaths or bridleways on the farm.

Town & Country Planning and Development potential

Thoresway Grange is a Grade II listed building. This area is classified as an Area of Outstanding Natural Beauty. The local planning authority is West Lindsey District Council. Their planning policy is set out in the Central Lincolnshire Local Plan, which was adopted in April 2017. The farm buildings have potential for a variety of uses subject to the necessary consents being obtained. The sellers will not require any development clawback.

Irrigation

There is no licence to irrigate the land.

VAT

It is not expected that the sale will attract VAT. However, in the event that the property or any element of the sale attracts VAT, this will be payable in addition to the purchase price.

Local Authority

West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, Lincolnshire, DN21 2NA | 01427 676676

Council Tax

Council Tax is payable to West Lindsey District Council



Growing Crops and Ingoing Valuation

In addition to the purchase price, the buyer will be required to pay to the seller the full amount of ingoing valuation due to an outgoer in accordance with the price and recommendation of the Central Association of Agricultural Valuers. There will be no counter claim whatsoever of any kind. There will be no claim for residual manurial values of fertiliser or lime applied. Please note the seller intends to harvest the 2019 crops.

Property	Band
1 (Cottage) Thoresway Grange, Thoresway, Market Rasen	A
2 Grange Cottages, Thoresway Grange, Market Rasen	A
4 Grange Cottages, Thoresway Grange, Market Rasen	B
Grange Farm, Thoresway, Market Rasen	F

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically mention in this brochure. Certain items may be available by separate negotiation.

Viewings

If you would like to view the farm, please contact the selling agent. When viewing please take all precautions necessary to be safe on a working farm.

Buyer Identity Check

Please note that prior to acceptance of any offer, JHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

Sellers Solicitors

Wilkin Chapman, The Maltings, 11-15 Brayford Wharf East, Lincoln, LN5 7AY
Catherine.harris@wilkinchapman.co.uk 01522 512345

Date of Photography: 1st May 2019

Selling Agent

JHWalter, 1 Mint Lane, Lincoln, LN1 1UD

01522 504304

timatkinson@jhwalter.co.uk 07919 694224
ianwalter@jhwalter.co.uk 07919 694230

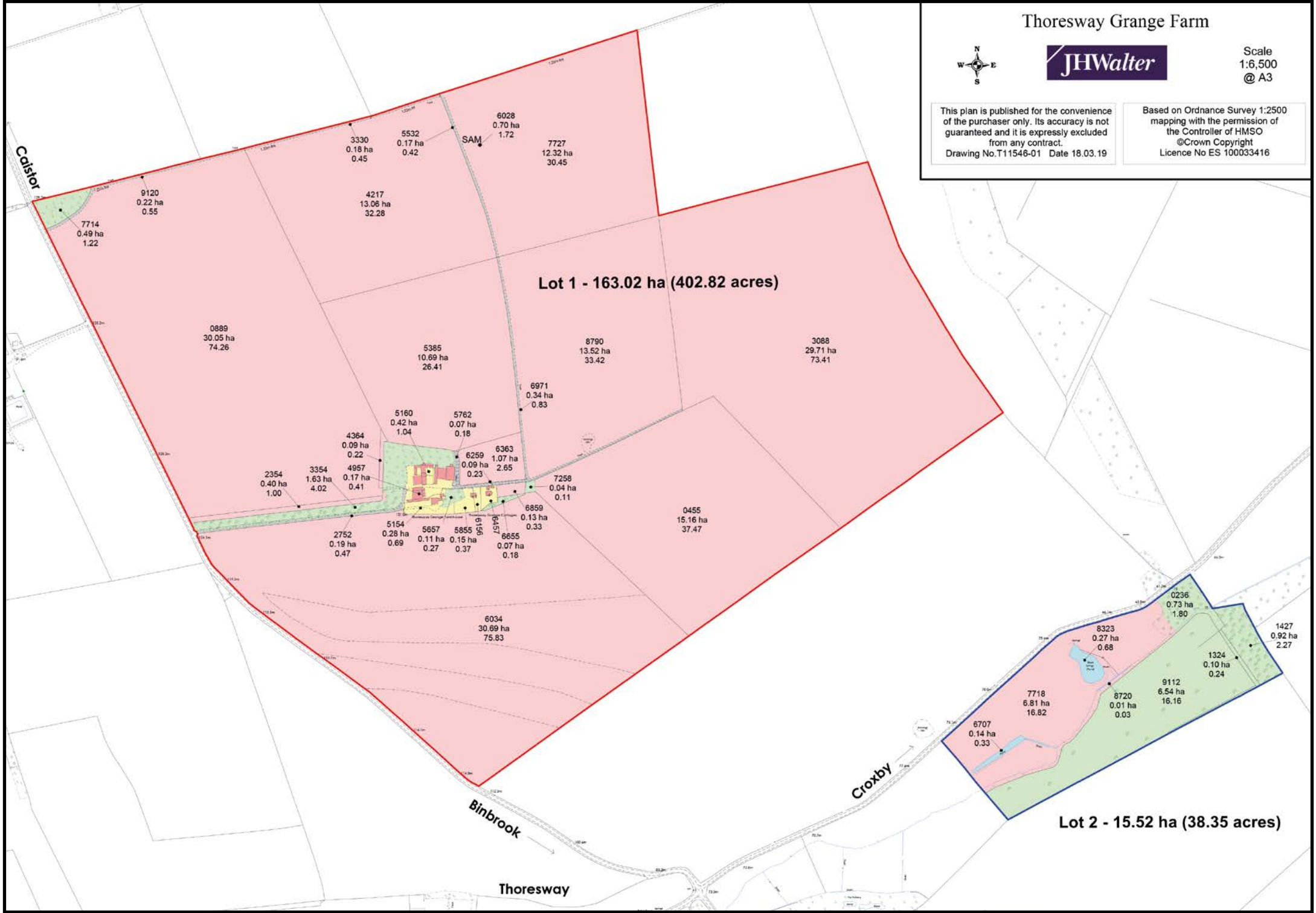
Thoresway Grange Farm



Scale
1:6,500
@ A3

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. T11546-01 Date 18.03.19

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Directions

From Caistor, head south on the B1225 (Caistor High Street) for around one mile and turn left (east) signed to Rothwell and Cuxwold and with a private sign to the Blacksmiths Arms. Pass in to the village of Rothwell and opposite the Blacksmiths Arms turn right along Beckside, signed to Thoresway 2 Stainton Le Vale 4 Binbrook 5. Follow the road for around 1.5 miles and Thoresway Grange is on the left hand side marked by a tree lined driveway and our sale board.

Postcode: LN8 3UY

Please note, this location is some distance from the farm when used in a Satellite Navigation system.

IMPORTANT NOTICE

JHWalter try to provide accurate sales particulars, however, they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LN1 1UD. Registered in England and Wales. Registration Number: 0C334615



Energy Performance Certificate

1 Thoresway Grange Cottage, Thoresway, MARKET RASEN, LN8 3UY
 Dwelling type: Semi-detached house Reference number: 0238-3025-4275-4111-7000
 Date of assessment: 07 May 2019 Type of assessment: RBASAP existing dwelling
 Date of certificate: 10 May 2019 Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years

Estimated energy costs of dwelling for 3 years	£ 4,362
Over 3 years you could save	£ 2,472

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 162 over 3 years
Heating	£ 3,851 over 3 years	£ 1,434 over 3 years
Hot Water	£ 624 over 3 years	£ 231 over 3 years
Totals	£ 4,362	£ 1,899

Energy Efficiency Rating

Current: E Potential: B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£000 - £1,500	£ 144
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,385
3 Floor insulation (solid floor)	£4,000 - £9,000	£ 306

See page 3 for a full list of recommendations for this property.

1) Not all more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/government/guidance/energy-efficiency-ratings or call 0800 123 1234 (standard rateable call). The Green Deal will enable you to fund your home's energy and climate costs.

Energy Performance Certificate

2 Thoresway Grange Cottage, Thoresway, MARKET RASEN, LN8 3UY
 Dwelling type: Semi-detached house Reference number: 0238-7910-7225-4241-4044
 Date of assessment: 07 May 2019 Type of assessment: RBASAP existing dwelling
 Date of certificate: 10 May 2019 Total floor area: 73 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years

Estimated energy costs of dwelling for 3 years	£ 6,312
Over 3 years you could save	£ 4,590

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 220 over 3 years	£ 162 over 3 years
Heating	£ 5,106 over 3 years	£ 1,222 over 3 years
Hot Water	£ 631 over 3 years	£ 203 over 3 years
Totals	£ 6,312	£ 1,722

Energy Efficiency Rating

Current: E Potential: C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£000 - £1,500	£ 162
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,788
3 Floor insulation (solid floor)	£4,000 - £9,000	£ 378

See page 3 for a full list of recommendations for this property.

1) Not all more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/government/guidance/energy-efficiency-ratings or call 0800 123 1234 (standard rateable call). The Green Deal will enable you to fund your home's energy and climate costs.

Energy Performance Certificate

4 Thoresway Grange Cottage, Thoresway, MARKET RASEN, LN8 3UY
 Dwelling type: Commercial house Reference number: 0238-3010-7454-4241-4044
 Date of assessment: 07 May 2019 Type of assessment: RBASAP existing dwelling
 Date of certificate: 10 May 2019 Total floor area: 162 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years

Estimated energy costs of dwelling for 3 years	£ 9,591
Over 3 years you could save	£ 5,184

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 308 over 3 years
Heating	£ 8,244 over 3 years	£ 3,797 over 3 years
Hot Water	£ 708 over 3 years	£ 222 over 3 years
Totals	£ 9,591	£ 4,147

Energy Efficiency Rating

Current: E Potential: D

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£000 - £1,500	£ 201
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,787
3 Floor insulation (solid floor)	£4,000 - £9,000	£ 567

See page 3 for a full list of recommendations for this property.

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