



Cotes Grange, South Elkington, Louth, Lincolnshire, LN11 0SJ

"A very best quality, mostly arable farm extending to 490 acres (198 ha) or thereabouts For Sale as a whole or three lots by private treaty"

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EST. 1850



Lincolnshire Wolds

Cotes Grange

South Elkington, Louth, LN11 0SJ

The marketing of Cotes Grange presents an opportunity to acquire one of the best wold farms to come to the market in a generation. This premier league farm is located in the Lincolnshire Wolds AONB the likes of which has not been to the market for many years. This farm is regarded as one of the best farms in the Wolds in turn a very strong farming area. The property comprises: -

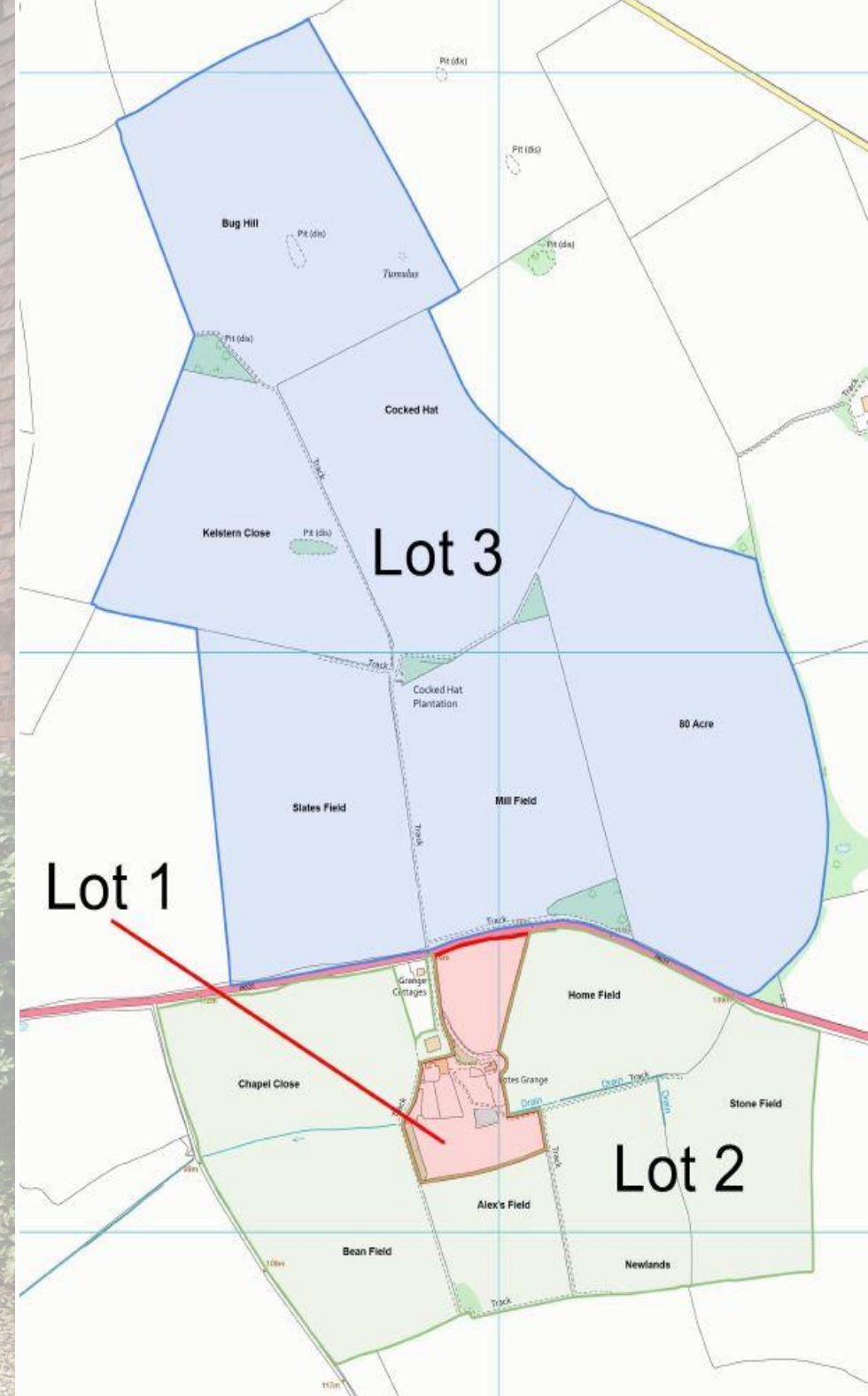
- 490.27 acres (198.41 ha) in total, with 468 acres or thereabouts of impressive yielding arable land and 16 acres of house, yard and grassland. The arable fields are in large slightly undulating fields on top of the chalk-based Wolds. It's "A classic Lincolnshire Wolds farm"
- A substantial detached farmhouse of character and imposing stature, five bedrooms, box room, bathroom, en-suite shower room to master bedroom two elegant main reception rooms, snug, study and utility room. The house is nestled in the folds of the Wolds with south facing views across a beautiful mature garden
- 16.85 acres or thereabouts of paddocks and a range of outbuildings including a brick barn, portal framed building and former crew yard facing south, all suitable for the farming of the farm or livestock, horses and storage.
- The farm is available as a whole or in three lots by private treaty

Sole Agents:

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Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

www.masons-surveyors.co.uk





Directions

From Louth take the A631 towards Market Rasen keeping right at the fork just after the by-pass roundabout. Follow the road through South Elkington, pass the post office/shop on the left and go up the hill onto the Wolds. At the crossroads continue for nearly a mile and then turn left onto the unmade lane by the two semi-detached cottages – this leads down to the farmhouse.

Please note the vendors are not in occupation of the farm and farmhouse. When viewing please respect John & Louise Hewitt's quiet enjoyment of the farm. A legal agreement has been reached for them to vacate the farm once a buyer(s) is found. Please take note of the conditions of the sale listed at the end of the brochure text.

The Property

Cotes Grange is situated in the beautiful Lincolnshire Wolds Area of Outstanding Natural Beauty and is set in an enviable position commanding impressive views of the surrounding countryside. The whole farm extends to 490 acres (198 ha). The farmhouse is understood to conceal its humble origins as a small cottage from the 17th Century within the existing structure, which has developed by various extensions and alterations during the 1700's and early 1800's. The principal walls are of brick construction under pitched concrete tiled main roof structures and there is partial double glazing while heating is by an oil central heating system and boasts the following.

Lot 1-Farmhouse, Buildings & Paddocks in 16.85 acres (shown in red)

A wonderful family home which comprises: -

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Main Front Entrance with wide, heavy part-glazed front door having arched panes to:

Entrance Porch

With quarry-tiled floor, arched window to each side elevation and an inner part-glazed, three-pane door to the:

Entrance Hall

An elegant reception area with a sweeping return staircase having white pillared balustrade and hardwood handrail to the upper first floor landing with two quarter landings, the second having a part-glazed door onto the rear lower landing. Night storage heater, radiator and nine-pane glazed door with two steps down to the inner hallway.

Drawing Room

An elegant reception room with a Minster stone fireplace having open grate and a deep bay on the side elevation with multi-pane French doors and steps down onto the main garden. Large twelve-pane sash window on the front elevation. Double radiator, tall ceiling with picture rail, rose to ceiling light point and two wall light points.

Dining Room

Of equal proportions to the drawing room, with high ceiling having picture rail, ornamental rose and a brick fireplace which is arched over an open grate with quarry-tiled hearth and brick plinths. Decorative wall frieze panels, large

Schedule of Field Names, Farmed Areas and Back Cropping

| Lot | Field Name | Sheet Number | Parcel ID | Ac | Ha | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|--------------|----------------|--------------|-----------|---------------|---------------|----------------------------------|---------------|---------------|---------------|---------------|--------------------|---------------|
| 1 | Pt Home Field | TF2789 | 9642 | 16.85 | 6.82 | Permanent Pasture | | | | | | |
| | Pond Field | TF2689 | 9514 | | | | | | | | | |
| | Paddock | TF2689 | 9623 | | | | | | | | | |
| | Paddock | TF2689 | 8422 | | | | | | | | | |
| | Paddock | TF2689 | 8923 | | | | | | | | | |
| | Paddock | TF2689 | 8320 | | | | | | | | | |
| 2 | Stone Field | TF2789 | 4815 | 27.75 | 11.23 | Wheat | Spring Oats | Wheat | Wheat | OSR | Wheat | Vining Peas |
| | Pt Home Field | TF2789 | 1837 | 23.50 | 9.51 | Winter Barley | Spring Barley | Wheat | Spring Oats | Winter Barley | Wheat | OSR |
| | Newlands A | TF2789 | 2308 | 20.51 | 8.3 | Spring Barley | Spring Barley | Wheat | Wheat | OSR | Winter Barley | Winter Barley |
| | Newlands B | TF2789 | 2308 | | | Temporary Grass (ex Stewardship) | | | | | | |
| | Alex's Field | TF2689 | 9901 | 14.13 | 5.72 | Spring Barley | Spring Barley | Wheat | Spring Oats | Spring Barley | Wheat | OSR |
| | Bean Field | TF2689 | 6902 | 31.75 | 12.85 | Wheat | Spring Barley | OSR | Spring Barley | Winter Barley | Spring Barley | Wheat |
| | Chapel Close | TF2689 | 5931 | 29.06 | 11.76 | Wheat | Spring Barley | OSR | Winter Barley | Wheat | Wheat | OSR |
| 3 | Slates Field | TF2689 | 6573 | 49.89 | 20.19 | OSR | Winter Barley | Wheat | OSR | Wheat | Spring Oats / Peas | Wheat |
| | Mill Field | TF2789 | 0276 | 43.24 | 17.5 | Wheat | Vining Peas | Spring Barley | Wheat | OSR | Winter Barley | Wheat |
| | Kelstern Close | TF2690 | 5121 | 42.97 | 17.39 | OSR | Wheat | Vining Peas | Spring Barley | Wheat | OSR | Winter Barley |
| | Cocked Hat | TF2690 | 8827 | 47.02 | 19.03 | Wheat | Spring Oats | Wheat | Vining Peas | Spring Barley | Wheat | Wheat |
| | Bug Hill | TF2690 | 5676 | 59.95 | 24.26 | Spring Barley | Spring Barley | OSR | Winter Barley | Wheat | Vining Peas | Wheat |
| | 80-acre north | TF2789 | 3884 | 77.89 | 31.52 | Wheat | Fallow | Winter Barley | Wheat | Vining Peas | Wheat | OSR |
| | 80-acre south | TF2789 | 3884 | | | Winter Barley | Spring Barley | Winter Barley | Wheat | OSR | Winter Barley | Wheat |
| Total | | | | 484.51 | 196.08 | | | | | | | |

radiator and night storage heater. Large twelve-pane sash window to the front elevation.

L-Shaped Inner Hallway

Nine-pane, part-glazed door on the side elevation from the main garden and second staircase with pine pillared balustrade leading up to the lower rear landing. Under the back stairs is the door to the barrel shaped cellar. Further stripped pine door to a cylinder cupboard containing the first foam-lagged hot water cylinder with immersion heater. High-level enclosure with electricity consumer unit having MCB's and the electricity meter. Natural or stripped pine doors leading off. **Cloakroom/WC**- white suite comprising low-level, dual-flush WC, small pedestal wash hand basin, radiator and double-glazed window.

Study

A good size with a built-in range of furniture finished in oak and comprising two tall cupboards, base double cupboard with drawers and glazed display cabinet with corner shelves. Side nine-pane sash window providing views across the garden, radiator and switch for lights within the glazed cabinet.

Family Room or Snug

A cosy room with a brick fireplace and hearth, having timber mantle beam and an inset cast iron log-burning stove; alcove to the side with quarry-tiled base and surround, two pine display shelves and TV point adjacent. Radiator and nine-pane sash window, again overlooking the garden. Full-width ledge shelf above a base wall which is reputedly part of the oldest section of the house dating back to the 1600's.

Farmhouse Dining Kitchen

A spacious room fitted with an extensive range of kitchen units with ample space for dining table, rear double-glazed window and double-glazed French doors onto the main patio and garden. The units are finished in oak and comprise base cupboards and drawers, dresser unit with miniature drawers, glazed cabinets and centre shelves, a range of wall cupboards with corner shelves and pelmet with downlighters over the acrylic one and a half bowl sink unit. Feature brick wall within which a Neff electric double oven is set and there is a separate four ring Balmatic LPG hob with cooker hood set into a canopy over. Recess with Miele dishwasher, Panasonic microwave oven set

into a recess above and island unit with corner shelves and further base cupboards. Stripped pine ceiling beams and two ceiling light points, together with a wall light point and pelmet lights beneath the wall units. Double radiator, log-burning stove and ample space for a free-standing fridge/freezer if required. Ceramic-tiled floor.

Utility Room

With built-in units finished in white comprising base cupboards, corner wall cupboards, roll edge granite-effect work surfaces with slate-effect splashbacks and an inset black acrylic single-drainer sink unit with ornamental mixer tap. Recess with plumbing for washing machine, recess for an under-counter refrigerator and double-glazed window on the side elevation, together with a part-glazed door to the rear porch. Camray 3 oil-fired central heating boiler with integral programmer. Slate-effect ceramic-tiled floor and part-glazed pine door with step down from the rear hallway.

First Floor Front Upper Landing

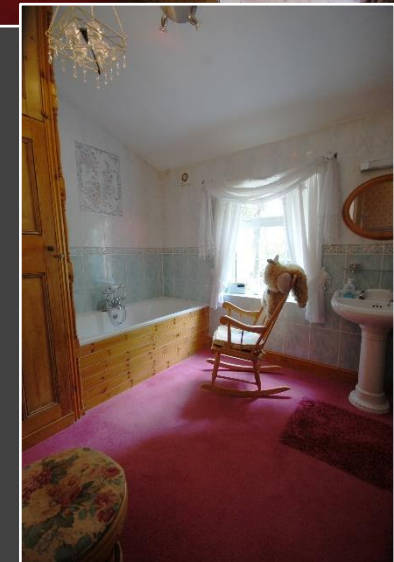
An elegant area with pillared balustrade and mahogany handrail extending to form a gallery above the stairwell and a moulded dado rail also extending around the room from the staircase. Moulded picture rail and feature octagonal internal lantern set into the ceiling, borrowing light from a skylight panel above. Four-panel doors lead off to the box room and the two main reception rooms.

Bedroom 1

A spacious double bedroom with an ornate fireplace having a working open grate and finished in black with polished metal decorative features. Large twelve-pane sash window to the front and side elevations presenting superb views across the Wolds and two tall designer modern radiators. Stripped pine floorboards.

Bedroom 2

Also having stripped pine floorboards and a superb size with a twelve-pane sash window enjoying views across the fields to the front of the property and a smaller double-glazed window on the rear elevation. Cast iron ornamental fireplace set into a pine pillared frame with moulding. High ceiling with moulded picture rail, double radiator. **Box Room.** Potentially a small occasional single bedroom, there are two feature arched windows above the



q1

Lot 1 (edged red)



entrance porch below which enjoy the same views as the two principal bedrooms. Oak-effect parquet-style floor covering and radiator.

Rear Lower Landing

An impressive long landing with steps leading up from the rear hallway to one side and a child safety gate. Trap access to the roof void. A pine four-panel door opens into a walk-in deep storage cupboard with shelving and light. Opposite is the first floor:

Bedroom 3 (rear)

Presently used as the master bedroom, this spacious L-shaped double room has a high ceiling with picture rail and moulded rose to the ceiling light point. There is a double-glazed rear window, two radiators and a folding six-panel door to the:

En-suite Shower Room

With a wide ceramic-tiled shower cubicle having glazed door and side screen, thermostatic power shower with handset, white suite of low-level WC and vanity wash hand basin with three drawers beneath and a mirror-fronted wall cabinet over. Ceramic tiled walls and combined white radiator and ladder-style towel rail. Extractor fan and electric wall heater.

Bedroom 4

A double bedroom with a twelve-pane sash window enjoying superb views across the main garden towards the slopes of the Lincolnshire Wolds beyond. Two painted wall shelves, radiator, picture rail and ceiling rose to the light point.

Bedroom 5

A further double bedroom, also having a twelve-pane sash window with views as from bedroom 4, picture rail and a low four-panel pine door into a small dressing room with eight-pane sash window, single and double doors to built-in wardrobes.

Bathroom

White rope-effect suite comprising pine panelled bath with chrome mixer taps and shower fittings and a shaped pedestal wash hand basin. Decorative ceramic-tiled walls to full height, extractor fan, radiator and shaver light. Built-in pine cupboard containing the second hot water cylinder with shelving at the front. Three spotlights to ceiling fitting and part-glazed pine door with two steps down from the landing. Double-glazed window to the side elevation.

Separate Toilet Containing a white low-level WC, pine dado panelling and a side window. Step down from the landing.

Grounds

From the unmade lane to the farm, the house has a gravel tree-lined driveway around the north wall to a spacious forecourt around a fountain with ample parking and turning space, though there is a further parking area on the west side of the house with access off to the attached **Carport** around 5.6m x 4m including large brick piers. Small integral store on the north side of the house. The photos clearly illustrate the large formal gardens mainly positioned on the south side, enjoying the sun throughout the day with lawns, borders, mature trees water features and hedges. A wide terrace is a perfect vantage point to enjoy the views with a pergola over the south doorway into the inner hall. (NB the pond bridge is not included). Beyond the formal gardens are the grass paddocks to north and south as shown on the site plan and below the main garden is a wildlife pond and wooded copse.

Outbuildings

There is a range of garden outbuildings close to the house including **greenhouse, general and wood-stores**. To the west there is a substantial brick and box-profile roofed **barn** of two storey height approximately 18m x 5.75m internally with ladder to partial first floor over. Connecting door to a steel portal framed **agricultural building** approximately 17.25m x 22.5m internally with brick, concrete and cladding sides under a corrugated roof. Beyond is a crew yard with single storey brick and corrugated and lean-to stores. Further open fronted Implement Store.

Lot 2 -Arable Land, Crop Store & Yard extending to 147.91 acres (59.86 ha) or thereabouts (shown in green)

Lying south of the A631, the block of arable land surrounds the house and its grounds, accessed off the A631 past the cottages that were formally part of the farm and have been sold off. The yard has general purpose portal farmed building (24m x 18m) and a crop store (22m x 10m & 2 lean-to's 22m x 8m) with drive on drying floor and fan house (the fan itself is out of order currently and no warranties are made). If the farm sells in lots the rest of the yard is to be sold with the house (Lot 1) as per the plans in these particulars. The owners of Lot 1 will have a right of access across the farm road & yard. Future maintenance will be according to user.

The arable land is of very good quality capable of growing very good crops and has yielded an average of almost 11.5 tonnes*/ hectare of 1st wheat in the 2017,2018 & 2019 harvests with a five year high of 12.25 tonnes* of first wheat in 2015. The best yielding field of spring barley in 2020 attained 9 tonnes*/ hectare. (*figures provided by the Hewitt's).

The land is being cropped and cultivated in preparation for cropping in accordance with the proposed 2021 cropping. Full details are available upon request.

Lot 3 -Arable Land & Hardstanding extending to 325.20 acres (131.38 ha) or thereabouts (shown in blue)

This is an outstanding block of arable land, accessed directly from the A631 with a central spine road to a central hard standing allowing easy access to the different arable fields. Please note the fertilizer tank belongs to the supplier of fertilizer products and therefore not included in the sale.

The farm has a reputation for being one of the best blocks in the area and has yielded an average of almost 11.5 tonnes*/ hectare of 1st Wheat in the 2017,2018 & 2019 harvests and a five year high of 12.25 tonnes* of 1st Wheat in 2015. (*figures provided by the Hewitt's).

The block of land is being cropped and cultivated in preparation for cropping in accordance with the proposed 2021 cropping. Full details of seed varieties, spray and fertilizer regimes are available upon request.

Sporting rights

The sporting rights are included in the sale.

Conservation

Nature conversation and wildlife management has been at the heart of the Hewitt's farming policy running alongside the production of crops from the high yielding land. The farm has been in Countryside Stewardship since 2000 and the current agreement expires in December 2020. The Hewitt's have planted trees and hedges and set down conservation headlands and margins which are bursting with life. The Hewitt's have been awarded a FWAG Conversation Award. The changes seen on the farm over 20 years is a real legacy.

Please take note of these conditions of the sale as follows: -

Fixtures and Fittings

The tenant has agreed to leave all the fixtures and fittings for £5,000 at the farmhouse which is payable in addition to the purchase price. The fixtures and fittings form detailing what is included in the £5,000 is available for inspection from the sole agents upon request.

Tenantright/ Growing Crops

The legal documentation will include a provision that the tenant will be reimbursed for the establishment of growing crops on the holding being an amount equal to the value of the growing crops including the cost of seeds, cultivations, and contractor's charges but not residual manurial values. There will be no counterclaim for dilapidations whatsoever.

Surrender

A legal surrender agreement has been entered into with John & Louise Hewitt, stating the terms of the farm being vacated upon exchange and completion. As part of those terms they have the right to remain in the farmhouse and gardens for a period of 28 days following completion of the surrender, subject to continuing to pay for all services. Practice there maybe the need for a short holdover period on the farmhouse to tie in with purchasers' requirements. It won't be more than 28 days, however.

Yard and Buildings

The tenant has the right to remain on the yard and paddock adjacent to the road until the later of either 31st December 2020 or three months from the date of completion of the surrender. The tenant can store machinery in the yard during this period and hold a machinery and deadstock sale on the yard. They can use the paddock as a car park for this if needed. The tenant can also store crops in the grain store during this period, subject to continuing to pay for all services and they must also cause as little damage as possible to these areas and make good any damage they do cause.

Basic Payment Entitlements (BPS)

The tenant has agreed to transfer the entitlements to the buyer(s) of the holding. The purchaser(s) will pay the tenant £150 plus vat per entitlement on a total of 194.23 entitlements which is payable in addition

to the purchase price. The purchaser(s) will be required to provide warranties that they will comply with the cross compliance conditions from completion up until the 31st December. The occupiers will retain the 2020 BPS payment.

Countryside Stewardship Agreement

The tenant is to retain the payment under the scheme which ceases on the 31st December 2020. The tenant is not permitted to enter into any new schemes. A copy of the Countryside Stewardship Agreement is available from the sole agents upon request. The purchaser(s) will be required to provide warranties and indemnities if the land is surrendered before the 31st December.

Access & Boundaries

If Lots 1 & 2 sell separately a right of way will be granted over the track shown yellow and the buyer of Lot 1 will be required to install gates between B and C, and fence or wall between A and B and a fence between D and E on the plan to an agreed specification and within a set time frame of three months of completion. The responsibility for maintenance of the access area will be according to use. Additionally, the buyer of Lot 1 will be required to brick up or permanently secure from the inside the ground floor apertures on the north elevation of the brick barn within three months of completion.

Utilities

Mains electricity and water serves the farm. A sub water meter serves the cottage. Foul drainage is to a private system. No utility searches have been carried out. The house is in Council Tax band E.

Please note the water supply comes across Lot 2 and then across the roadside paddock of Lot 1 to a position by the track to the yard in Lot 2. If Lots 1 & 2 sell separately the owner of Lot 1 will be required to fit a second submeter for their use to serve the yard within three months of completion.

General Information

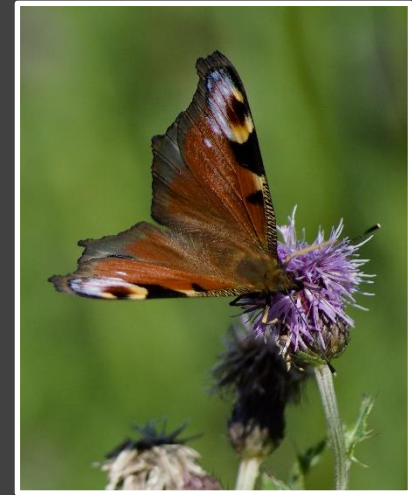
NB: The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Plans are not to specific scale and approximate boundaries are indicated by the coloured lines on the plans and aerial images and subject to verification by the buyer(s) solicitor at sale stage. The property is sold subject to, and with the benefit of, all easements, wayleaves and rights of way whether public or private.

SMSW/ SJD/LT- October 2020

Pictures & Drone footage -summer 2020



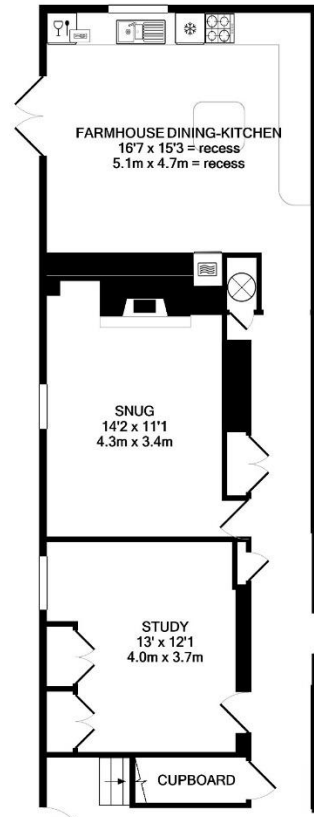
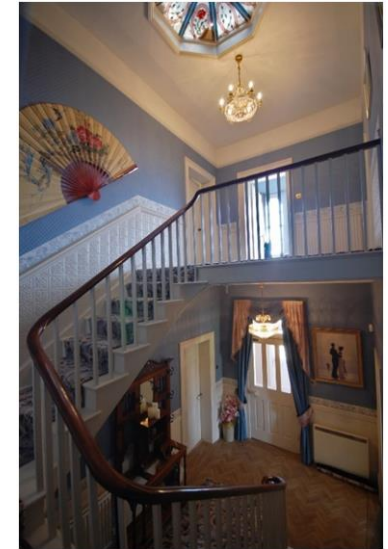
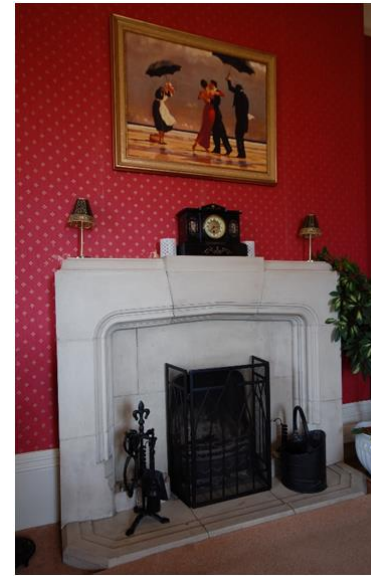
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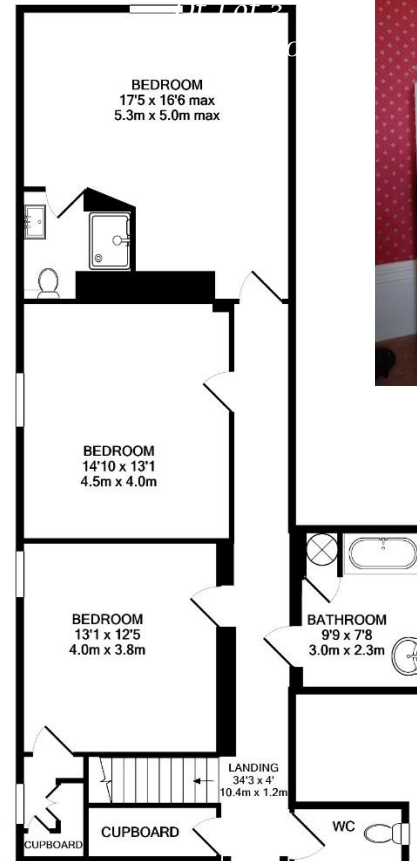
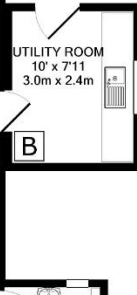
*Photos taken
of the conservation
headlands in
Lot 3 on
30th July 2020*



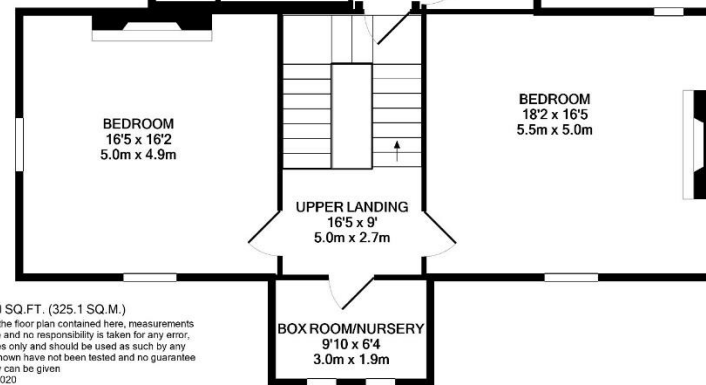
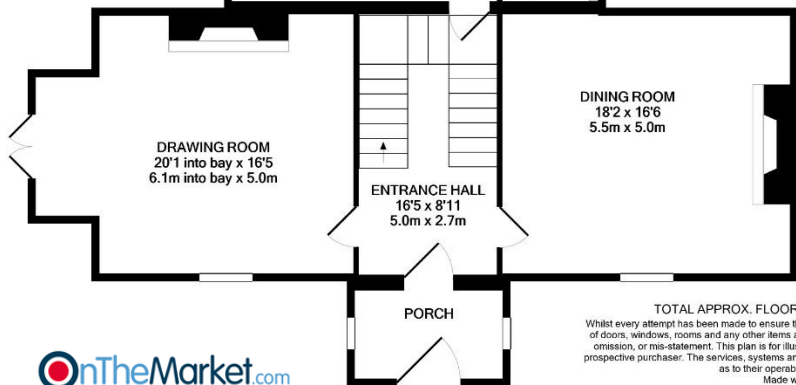
Farmhouse Floor Plans, Photos & EPC Graph



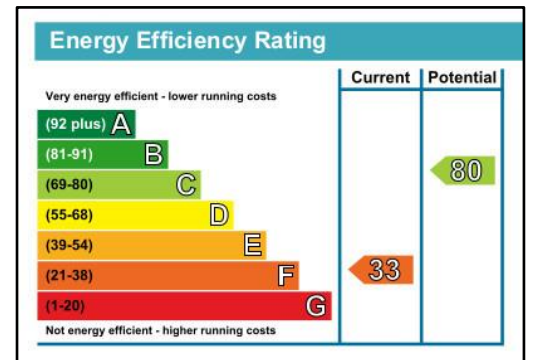
GROUND FLOOR
APPROX. FLOOR
AREA 1764 SQ.FT.
(163.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1736 SQ.FT.
(161.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 3500 SQ.FT. (325.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 10/2020





Lot 1
(Edged Red)



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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 set out as a general outline only 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 enquiries or submitting offers for the property.

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